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NWMLS at a Glance

# of Member Brokerages (Dec. 2013)	1,962
# of Sales Associates	approx. 20,865
# of Counties included in Summary Report	21

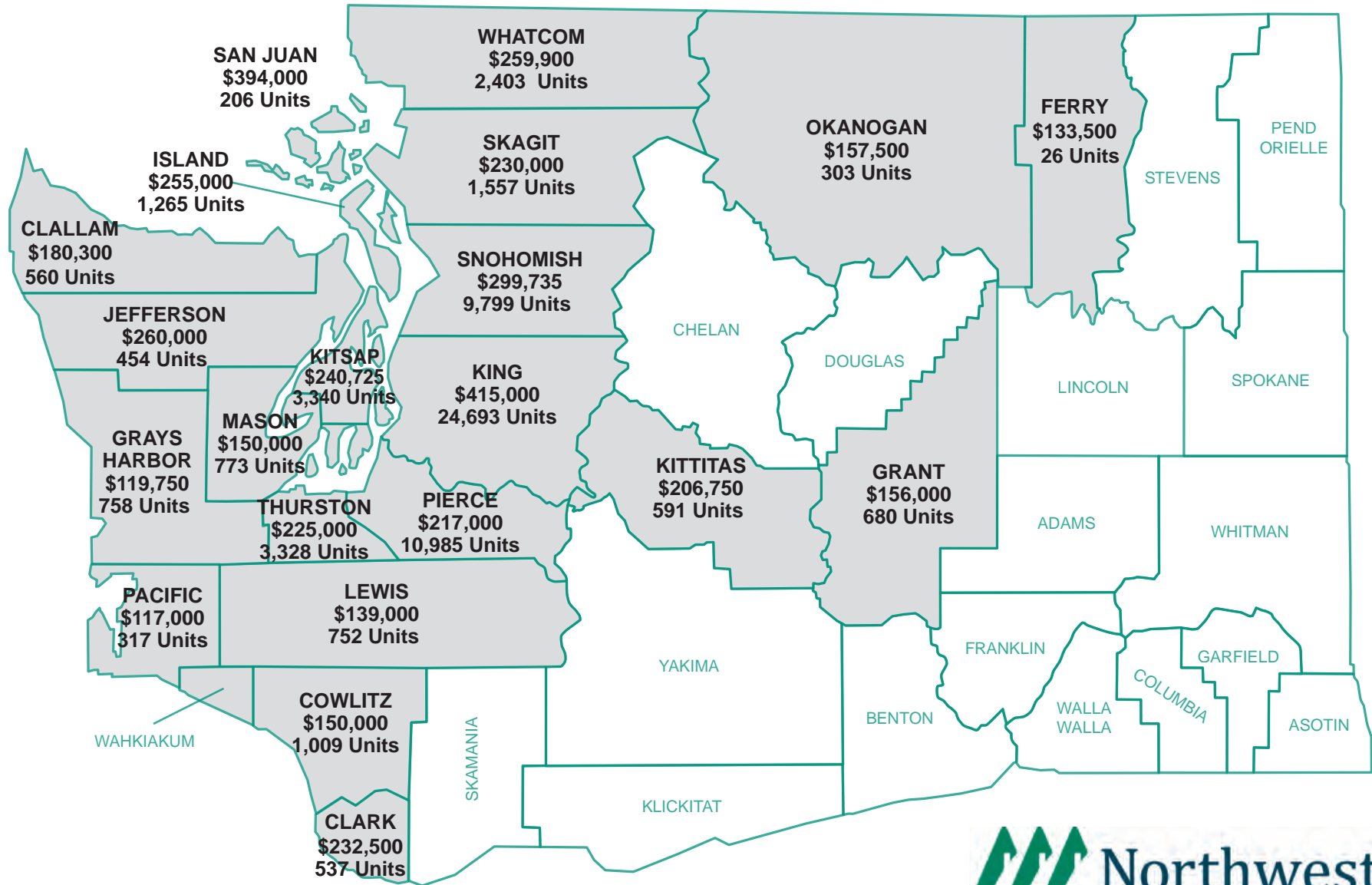
2013 Statistical Review and Highlights

By the numbers:

- **Closed sales:** Northwest MLS broker-members reported **75,517** closed sales valued at nearly **\$25.5 billion** (p.29).
- **Median Price: \$270,000** for single-family homes and condos that sold last year, up **10.2 percent** from 2012 (p.22).
- MLS members added **104,168 new listings** of SFH and condos to inventory, an increase of 12,809 (+14%) from 2012. (pp. 6-7).
- Represented **21,946** home sellers, on average, each month (p.9).
- Reported **1,621** sales of single family homes and **137** sales of condominiums priced at **\$1 million** or more. **732** condos sold for **\$500,000** or more (p.31).
- The MLS area covering Bellevue/West of 405 (map area 520) had the highest number of **million dollar-plus sales** with **237**, followed by Central Seattle (area 390) with 193. For **high-end condos (\$500,000-plus)**, The area covering West Bellevue reported the highest number of sales (**180**), followed by Belltown/Downtown Seattle with 171 (p.31).
- **Highest prices:** Among the 21 counties in the MLS service area, King County claimed the highest median price for single family homes that sold last year (**\$415,000**) (p.20).
- **New construction:** The median price for **8,298** newly built single-family homes that sold in 2013 area wide was **\$325,000**; for 846 condo sales it was **\$350,214**. (p. 25-26).
- About half (**49.1 percent**) of single family homes that sold system-wide last year had 3 bedrooms (p. 27).
- **Condos:** Brokers sold **10,395** condominiums during 2013; about two-thirds (**64 percent**) of condo sales system-wide were in King County; nearly **77 percent** had two or fewer bedrooms (p.30).
- **Prices, 3-bedroom homes:** The median price for a 3-bedroom home that sold in 2013 was **\$250,000**; median prices on these homes ranged from a low \$128,000 in Pacific County to \$450,000 in San Juan County (p.32).
- **Most expensive:** The highest priced single family home that sold was in Medina (**\$9.75 million**); the highest priced condo was a downtown Seattle penthouse (**\$6.2 million**) (p.31).

2013 Median Prices by County

Closed Sales, Single Family Homes Only



Northwest MLS Profile (as of 12/31/13)			
County	# Companies	# Offices	# Sales Associates
King	842	923	11,107
Snohomish	249	261	2,635
Pierce	256	274	2,601
Kitsap	96	107	710
Mason	19	20	118
Skagit	50	52	363
Grays Harbor	26	27	134
Lewis	21	23	125
Cowlitz	24	24	156
Grant	28	30	147
Thurston	80	81	707
San Juan	17	17	104
Island	34	41	252
Kittitas	17	19	104
Jefferson	14	14	94
Okanogan	26	28	79
Whatcom	56	69	770
Clark	30	30	208
Pacific	13	17	66
Ferry	3	3	5
Clallam	13	14	110
Out of Area	48	49	270
Total	1,962	2,123	20,865

NWMLS MAP AREA DESCRIPTIONS

(new maps: Clallam, Jefferson, King, Kitsap, Pierce, Snohomish & Whatcom counties)

COWLITZ COUNTY

401 W. Kelso/Broadway
402 Highlands
403 St. Helens
404 Westside
405 Olympic
406 Columbia Heights
407 Hillside
408 Northlake & C.V.G.
409 Pacific Way
410 Beacon Hill
411 Robert Gray, Mint Valley
412 West County
413 Wahkiakum County
414 North County
415 Ostrander
416 North Kelso
417 Kelso Hill
418 South Kelso
419 East County
420 South Co./Woodland

GRANT COUNTY

289 East Grant County
290 North Grant County
291 N Central Grant County
292 West Grant County
293 South Grant County
293 Othello (Adams Co.)
294 Central Grant County
295 South Moses Lake
296 Peninsula
297 Central Moses Lake
298 North Moses Lake
299 West Moses Lake

GRAYS HARBOR COUNTY

190 Taholah
191 Pacific Beach
192 Copalis Beach
193 Copalis Crossing
194 Ocean Shores
195 Quinault
196 Humptulips
197 Hoquiam
198 Aberdeen
199 Satsop
200 Elma
201 McCleary
202 Cosmopolis
203 Montesano
204 Oakville
206 Westport
208 Grayland

(Grays Harbor, cont'd)

214 Amanda Park
215 Malone
216 Neilton
217 Aloha
218 Moclips
219 Central Park
220 Ocosta

ISLAND COUNTY
780 Camano Island
811 South Whidbey Island
812 Central Whidbey Island
813 North Whidbey Island

JEFFERSON CO.

480 Port Townsend
481 Cape George
482 S. Pt Townsend
483 Marrowstone
484 Kala Point
485 Hadlock
486 Gardiner
487 Oak Bay
488 Chimacum Valley
489 N. Port Ludlow
490 Shine
491 Coyle
492 Quilcene
493 Brinnon
494 West Jefferson

KING COUNTY

100 Jovita/West Hill Auburn
110 Dash Point, Fed. Way
120 Des Moines, Redondo
130 Burien, Normandy Park
140 West Seattle
300 Enumclaw
310 Auburn
320 Black Diamond, Maple Val.
330 Kent
340 Renton-Benson Hill
350 Renton Highlands
360 Skyway Area
380 Southeast Seattle
385 SODO/Beacon Hill
390 Central Seattle
500 East Side-South of I-90
510 Mercer Island
520 Bellevue-West of 405
530 Bellevue-East of 405
540 E. of Lake Sammamish
more

King Co. cont'd

550 Redmond, Carnation
560 Kirkland-Bridle Trails
600 Juanita, Woodinville
610 Bothell
700 Queen Anne, Magnolia
701 Belltown, Dwntrwn Seattle
705 Ballard/Grnlk/Grnwood
710 North Seattle
715 Rchmnd Beach, Shoreline
720 Lake For. Park, Kenmore
800 Vashon Island

KITSAP CO.

141 S. Kitsap-W. of Hwy 16
142 S. Kitsap-East of Hwy 16
143 Port Orchard
144 Retsil, Manchester
145 Seabeck, Holly
146 Chico
147 Silverdale
148 West Bremerton
149 East Bremerton
150 East Central Kitsap
161 Hansville
162 Kingston
163 Port Gamble
164 Lofall
165 Finn Hill
166 Poulsbo
167 Suquamish
168 Indianola
170 Bainbridge Island

KITTITAS COUNTY

948 Upper Kittitas County
949 Lower Kittitas County

LEWIS COUNTY

426 Centralia
428 Adna/Pe Ell
430 Chehalis
432 Napavine
434 Onalaska
436 Morton

MASON COUNTY

171 Belfair, Hood Canal
172 Mason Lk Region
173 South Shore Hood
174 Harstine Island
175 Shelton
176 Agate
more

Mason Co. cont'd

177	SW Mason County
178	NW Mason County
179	Arcadia, Kamilche
180	Grapeview

OKANOGAN COUNTY

620	Okanogan Valley
966	Methow Valley
967	Brewster/Pateros

PIERCE COUNTY

1	Gig Harbor
2	Purdy
3	Rosedale
4	Key Peninsula South
5	Fox Island
6	Gig Harbor South
7	Artondale
8	Gig Harbor North
9	Key Peninsula North
12	Anderson Island
13-25	North Tacoma
26-30	Central Tacoma
31	Tacoma
32-35	University Pl., Fircrest
36-40	Lakewood
41	Lakewood/Tillicum
42	Dupont
43	Steilacoom
44	Ketron Island
45-53	South Tacoma
56-62	Southeast Tacoma
63-69	Parkland
70	Fife
71	Milton
72	Edgewood
73-74	Sumner
78	Port of Tacoma
79-88	Puyallup
89	Graham, Fredrickson
94-95	Browns Point
99	Spanaway
109	Lk. Tapps, Bonney Lk.
111	Buckley
112	Wilkeson, Carbonado
113	Sumner
114	Orting
119	Roy, McKenna
121	Harts Lake
122	Graham
123	Tanwax, Kapowsin Lakes
124-125	Eatonville
126	Alder
127	Elbe

more

Pierce Co. cont'd

128	Ashford
129	Clear Lake
134	E Pierce/Mt. Rainier
135	Greenwater

SAN JUAN COUNTY

899	Waldron
900	San Juan Island
901	Orcas, Shaw, Obstruxion
902	Lopez, Frost Islands
903	Decatur, Center, Blakely
904	Stuart, Henry, Pearl, Johns
905	Other San Juan Islands

SKAGIT COUNTY

815	Anacortes
816	Guemes Island
817	Other Skagit Isl. Counties
820	La Conner
825	Burlington
830	Sedro Woolley
835	Mount Vernon
840	Lyman, Hamilton
845	Concrete & Up River

SNOHOMISH COUNTY

610	SE Snohomish County
730	SW Snohomish County
740	Everett / Mukilteo
750	E. Snohomish County
760	NE Snohomish County
770	NW Snohomish County

THURSTON COUNTY

441	Thurston Northwest
442	Black Hills
443	Tumwater
444	Olympia Westside
445	Boston Harbor
446	Thurston Northeast
447	Olympia North
448	Olympia South
449	East Olympia
450	Lacey
451	Hawks Prairie
452	Thurston Southeast
453	Yelm, Rainier
454	Thurston South
455	Rochester

WHATCOM COUNTY

850	Sudden Valley
860	Bellingham
865	Meridian
870	Ferndale/Custer

more

Whatcom Co. cont'd

880	Blaine/Birch Bay
881	Point Roberts
885	Lynden
890	Everson, Nooksack Val.
895	Deming/Mount Baker

CLARK COUNTY

1026	East Orchard
1031	Camp Bonneville
1033	Camas-Washougal
1042	Evergreen Hwy
1043	City Center-West
1045	Salmon Creek
1046	Minnehaha
1047	West Orchard
1051	Ridgefield
1061	Battle Ground
1062	Brush Pr/Hockenson
1064	Vennersborg
1075	LaCenter
1071	North County

PACIFIC COUNTY

207	Bay Center
209	Tokeland
210	Raymond
211	South Bend
212	Menlo
213	Lebam
230	S. Pacific County

FERRY COUNTY*

465	Ferry County
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CLALLAM COUNTY**

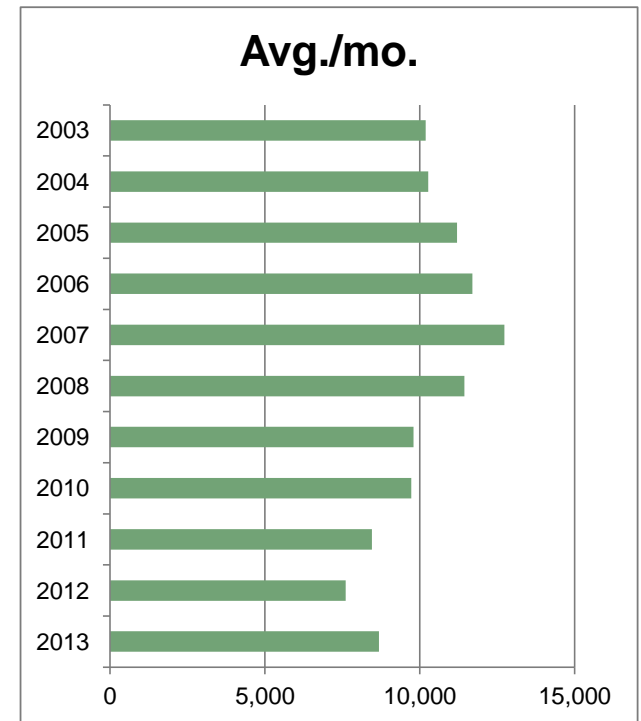
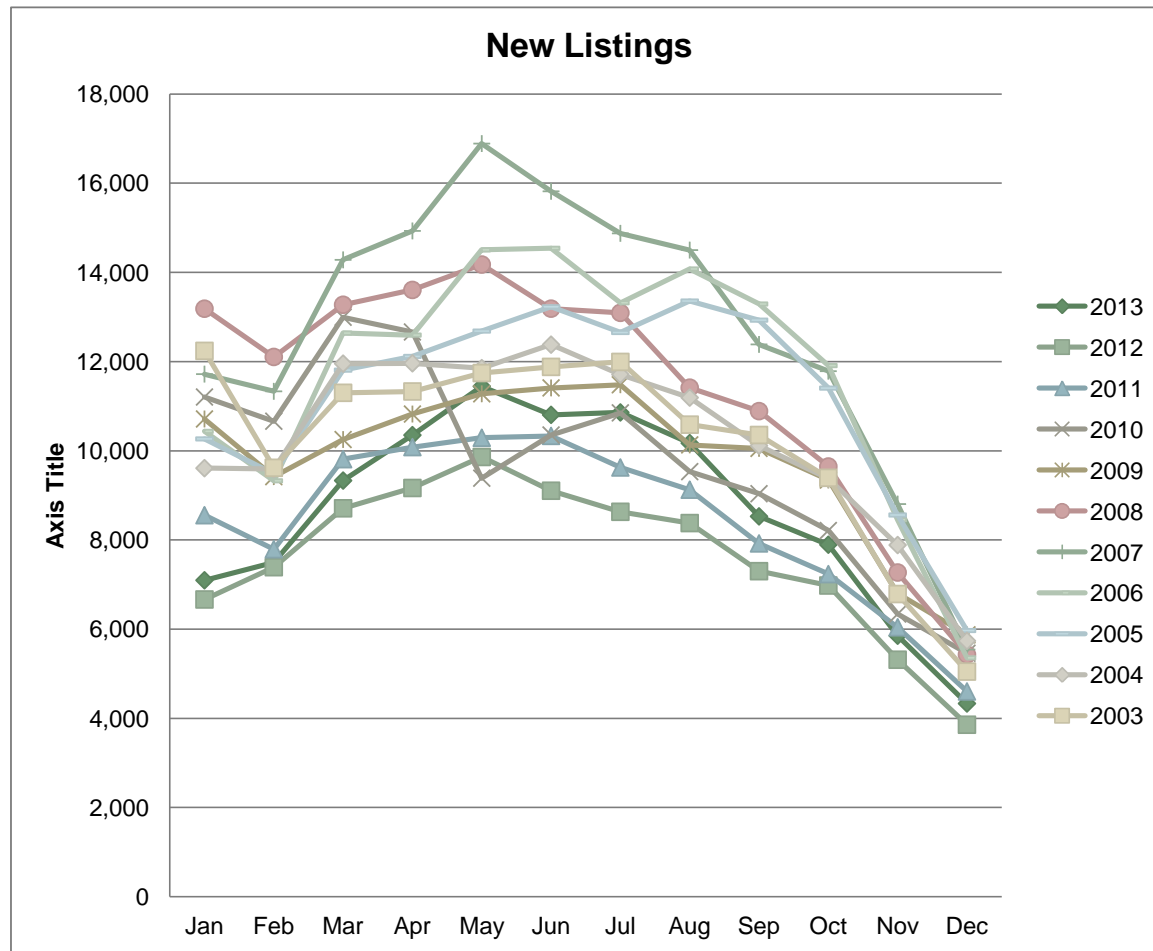
911	Miller Peninsula
912	SE Clallam
913	NE Sequim
913	Sequim Detail
914	N Central Sequim
915	NW Sequim
916	SE Sequim
917	SW Sequim
918	E of Pt Angeles N
919	E of Pt Angeles S.
920-923	Pt Angeles
920	NE Pt Angeles
921	Central E Pt Angeles
922	Central W Pt Angeles
923	NW Pt Angeles Ediz Hook
924	SE Pt Angeles
925	SW Pt Angeles
927	NW-928 SW Clallam
928	Forks Detail

* added 11/09; ** added 12/09

NEW LISTINGS, Single Family Homes & Condominiums - 2013															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2013	2012	% chg
King	2,638	2866	3,426	3,779	4,352	4,138	4,051	3,893	3,457	3,047	2,051	1,438	39,136	34,501	13.43%
Snohomish	1,015	1036	1,281	1,349	1,564	1,540	1,578	1,424	1,277	1,217	900	660	14,841	12,874	15.28%
Pierce	1,260	1216	1,411	1,517	1,576	1,572	1,605	1,598	1,258	1,217	1,042	774	16,046	13,740	16.78%
Kitsap	354	393	507	577	575	526	515	493	403	400	289	221	5,253	4,681	12.22%
Mason	102	116	159	188	206	174	177	162	110	113	90	70	1,667	1,494	11.58%
Skagit	190	182	257	254	245	249	262	241	198	174	132	105	2,489	2,084	19.43%
Grays Hrbr	124	119	169	181	165	177	195	151	132	115	118	82	1,728	1,619	6.73%
Lewis	83	109	143	155	187	141	157	160	117	89	99	79	1,519	1,273	19.32%
Cowlitz	118	99	126	162	164	150	162	144	111	111	87	56	1,490	1,418	5.08%
Grant	73	105	116	152	145	140	118	96	75	102	81	53	1,256	1,139	10.27%
Thurston	348	336	447	481	506	482	486	509	392	380	301	240	4,908	4,229	16.06%
San Juan	19	38	66	84	67	43	56	37	32	27	15	14	498	459	8.50%
Island	117	139	219	259	279	229	242	203	144	150	106	75	2,162	1,848	16.99%
Kittitas	40	44	94	126	150	114	120	85	78	64	58	40	1,013	960	5.52%
Jefferson	40	51	81	112	123	95	107	64	62	52	46	24	857	876	-2.17%
Okanogan	27	44	49	82	114	81	69	61	67	54	26	26	700	598	17.06%
Whatcom	288	355	438	447	552	487	511	484	311	272	200	165	4,510	3,915	15.20%
Clark	36	52	59	74	83	69	75	63	57	60	50	24	702	596	17.79%
Pacific	56	32	71	91	91	89	81	71	42	44	30	29	727	613	18.60%
Ferry	5	3	6	10	11	6	10	8	4	8	6	5	82	84	-2.38%
Clallam	58	65	89	123	104	112	112	75	65	56	44	66	969	771	25.68%
Others	105	97	118	148	186	192	171	150	137	142	82	87	1,615	1,587	1.76%
Total	7,096	7,497	9,332	10,351	11,445	10,806	10,860	10,172	8,529	7,894	5,853	4,333	104,168	91,359	14.02%

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2013	7,096	7,497	9,332	10,351	11,445	10,806	10,860	10,172	8,529	7,894	5,853	4,333	104,168
2012	6,666	7,390	8,710	9,166	9,861	9,104	8,632	8,379	7,300	6,979	5,315	3,857	91,359
2011	8,556	7,793	9,812	10,083	10,293	10,334	9,626	9,128	7,923	7,235	6,043	4,604	101,430
2010	11,206	10,663	12,994	12,664	9,385	10,354	10,850	9,533	9,038	8,212	6,340	5,460	116,699
2009	10,713	9,421	10,252	10,824	11,278	11,410	11,481	10,132	10,054	9,344	6,801	5,873	117,583
2008	13,186	12,104	13,274	13,607	14,176	13,187	13,093	11,415	10,889	9,647	7,270	5,430	137,278
2007	11,719	11,333	14,281	14,930	16,888	15,818	14,875	14,500	12,385	11,785	8,805	5,543	152,862
2006	10,436	9,327	12,639	12,594	14,505	14,541	13,319	14,077	13,291	11,910	8,453	5,357	140,449
2005	10,266	9,487	11,808	12,116	12,684	13,228	12,652	13,358	12,929	11,405	8,560	5,969	134,462
2004	9,610	9,590	11,954	11,962	11,853	12,380	11,710	11,192	10,114	9,375	7,886	5,738	123,364
2003	12,240	9,618	11,300	11,330	11,743	11,881	11,992	10,586	10,354	9,394	6,788	5,049	122,275

	Avg./mo.
2013	8,681
2012	7,613
2011	8,453
2010	9,725
2009	9,799
2008	11,440
2007	12,739
2006	11,704
2005	11,205
2004	10,280
2003	10,190



NEW LISTINGS, Single Family Homes & Condominiums, 2013 vs 2012, 2011

	King	Snoh	Pierce	Kitsap	Mason	Skagit	GrayH	Lewis	Cwltz	Grant	Thrstn	SanJn	Island	Kttas	Jefsn	Okan.	Wtcm	Clark	Pacif	Ferry	Clalm	Other	Total
Jan 13	2638	1015	1260	354	102	190	124	83	118	73	348	19	117	40	40	27	288	36	56	5	58	105	7096
Jan 12	2503	1103	1043	375	100	123	124	82	105	72	262	36	117	50	59	26	241	47	45	1	29	123	6,666
Jan 11	3311	1475	1345	391	130	202	159	108	103	76	385	30	144	63	48	34	287	87	29	4	62	83	8,556
Feb 13	2866	1036	1216	393	116	182	119	109	99	105	336	38	139	44	51	44	355	52	32	3	65	97	7,497
Feb 12	2832	1126	1152	368	119	147	125	95	100	98	353	36	131	54	62	26	265	52	52	3	64	130	7,390
Feb 11	3049	1245	1227	319	119	173	144	83	105	79	358	33	128	80	61	39	299	46	35	3	56	112	7,793
Mar 13	3426	1281	1411	507	159	257	169	143	126	116	447	66	219	94	81	49	438	59	71	6	89	118	9,332
Mar 12	3415	1210	1260	418	131	192	176	92	132	99	409	35	176	78	92	38	364	46	86	7	81	173	8,710
Mar 11	3778	1481	1556	414	131	225	167	122	142	127	490	56	187	72	81	41	386	75	66	5	77	133	9,812
Apr 13	3779	1349	1517	577	188	254	181	155	162	152	481	84	259	126	112	82	447	74	91	10	123	148	10,351
Apr 12	3436	1263	1297	502	127	242	146	139	143	116	428	75	211	119	89	81	376	48	54	8	86	180	9,166
Apr 11	3900	1449	1545	475	182	207	167	146	110	114	414	75	215	110	109	57	409	71	61	8	80	179	10,083
May 13	4352	1564	1576	575	206	245	165	187	164	145	506	67	279	150	123	114	552	83	91	11	104	186	11,445
May 12	3602	1258	1354	517	220	259	189	130	170	129	444	68	234	127	127	105	514	57	79	11	99	168	9,861
May 11	3786	1388	1579	466	201	233	210	117	136	136	495	89	242	136	127	88	441	68	83	12	92	168	10,293
Jun 13	4138	1540	1572	526	174	249	177	141	150	140	482	43	229	114	95	81	487	69	89	6	112	192	10,806
Jun 12	3358	1252	1276	469	161	231	159	145	130	114	443	58	214	129	101	74	392	78	66	10	83	161	9,104
Jun 11	3948	1466	1509	472	176	220	179	157	149	124	480	57	240	120	109	79	431	59	81	9	101	168	10,334
Jul 13	4051	1578	1605	515	177	262	195	157	162	118	486	56	242	120	107	69	511	75	81	10	112	171	10,860
Jul 12	3163	1146	1277	451	152	216	168	140	124	125	420	33	204	96	94	67	399	66	57	9	81	144	8,632
Jul 11	3584	1368	1409	454	153	219	177	126	121	116	476	46	260	112	105	75	419	67	60	8	88	183	9,626
Aug 13	3893	1424	1598	493	162	241	151	160	144	96	509	37	203	85	64	61	484	63	71	8	75	150	10,172
Aug 12	3195	1185	1225	416	142	177	144	105	114	114	399	41	169	93	77	63	414	50	41	8	77	130	8,379
Aug 11	3219	1364	1409	455	175	233	166	124	130	123	482	40	182	97	79	69	414	62	66	5	73	161	9,128
Sept 13	3457	1277	1258	403	110	198	132	117	111	75	392	32	144	78	62	67	311	57	42	4	65	137	8,529
Sept 12	3009	987	1128	379	102	156	100	107	137	70	323	18	114	67	47	35	272	45	34	8	49	113	7,300
Sept 11	3091	1229	1268	355	91	174	121	114	81	68	398	28	149	82	61	38	308	47	32	8	56	124	7,923
Oct 13	3047	1217	1217	400	113	174	115	89	111	102	380	27	150	64	52	54	272	60	44	8	56	142	7,894
Oct 12	2606	967	1150	348	94	152	126	111	115	97	308	27	130	67	58	35	310	43	44	5	48	138	6,979
Oct 11	2744	1106	1206	341	104	162	152	106	88	77	297	17	126	61	61	37	271	42	42	8	51	136	7,235
Nov 13	2051	900	1042	289	90	132	118	99	87	81	301	15	106	58	46	26	200	50	30	6	44	82	5,853
Nov 12	2004	796	877	268	86	103	85	71	95	65	253	19	87	47	41	25	208	42	28	13	30	72	5,315
Nov 11	2236	947	977	304	94	130	83	78	93	67	279	17	110	36	32	36	214	43	39	3	56	169	6,043
Dec 13	1438	660	774	221	70	105	82	79	56	53	240	14	75	40	24	26	165	24	29	5	66	87	4,333
Dec 12	1378	581	701	170	60	86	77	56	53	40	187	13	61	33	29	23	160	22	27	1	44	55	3,857
Dec 11	1552	763	846	202	47	125	102	78	74	61	211	17	92	44	35	31	131	22	31	2	37	101	4,604
Ttl 13	39136	14841	16046	5253	1667	2489	1728	1519	1490	1256	4908	498	2162	1013	857	700	4510	702	727	82	969	1615	104,168
Ttl 12	34501	12874	13740	4681	1494	2084	1619	1273	1418	1139	4229	459	1848	960	876	598	3915	596	613	84	771	1587	91,359
Ttl 11	38198	15281	15876	4648	1603	2303	1827	1359	1332	1168	4765	505	2075	1013	908	624	4010	689	625	75	829	1717	101,430
Ttl chg13 vs 12	13.4%	15.3%	16.8%	12.2%	11.6%	19.4%	6.7%	19.3%	5.1%	10.3%	16.1%	8.5%	17.0%	5.5%	-2.2%	17.1%	15.2%	17.8%	18.6%	-2.4%	25.7%	1.8%	14.0%

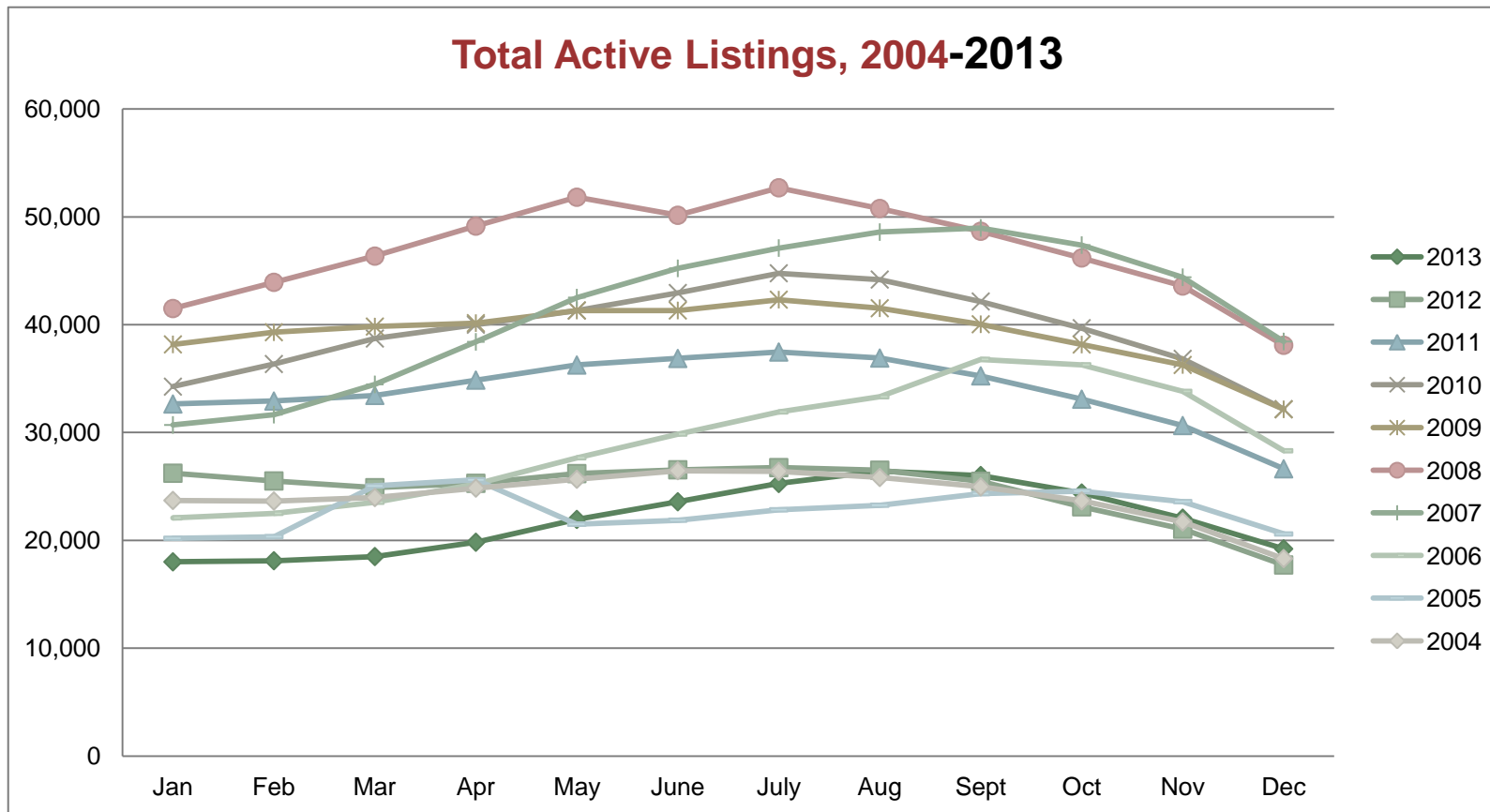
TOTAL ACTIVE LISTINGS 2013 - Single Family Homes & Condominiums													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Avg
King	3,853	3854	3,860	4,146	4,832	5,284	5,728	6,171	6,275	5,799	4,876	4,050	4,894
Snoh.	1,548	1529	1,470	1,530	1,777	2,030	2,359	2,565	2,666	2,629	2,451	2,172	2,061
Pierce	2,841	2841	2,766	2,835	3,025	3,230	3,495	3,769	3,810	3,571	3,384	3,052	3,218
Kitsap	1,201	1213	1,287	1,387	1,426	1,479	1,542	1,559	1,524	1,483	1,356	1,187	1,387
Mason	584	600	629	690	759	803	849	849	796	710	650	571	708
Skagit	626	654	723	758	785	822	855	890	862	796	720	627	760
Grays Hrb	679	684	717	781	807	827	868	886	820	757	737	661	769
Lewis	555	553	559	632	700	707	744	770	747	696	669	603	661
Cowlitz	437	408	390	422	455	464	512	519	482	456	434	379	447
Grant	415	437	451	495	547	590	592	572	515	501	487	418	502
Thurston	1,027	1034	1,056	1,068	1,121	1,208	1,268	1,355	1,320	1,276	1,176	1,062	1,164
San Juan	249	271	309	368	415	426	444	449	430	389	366	303	368
Island	581	585	663	754	834	882	899	904	827	757	661	564	743
Kittitas	331	317	345	374	447	469	503	490	489	440	382	324	409
Jefferson	327	331	353	408	466	501	535	510	481	428	385	328	421
Okanogan	320	332	344	392	447	474	503	493	503	482	427	376	424
Whatcom	1,073	1160	1,225	1,303	1,448	1,548	1,641	1,722	1,602	1,440	1,283	1,108	1,379
Clark	168	131	136	133	149	171	190	199	208	207	216	175	174
Pacific	314	310	337	384	436	469	488	497	459	429	379	321	402
Ferry	74	69	72	73	76	73	70	69	69	69	64	65	70
Clallam	314	324	323	387	415	461	487	481	442	397	325	309	389
Others	491	477	485	506	576	663	700	714	687	679	633	559	598
Total	18,008	18,114	18,500	19,826	21,943	23,581	25,272	26,433	26,014	24,391	22,061	19,214	21,946

Next page: charts

TOTAL ACTIVE LISTINGS SFH + Condos, since 2004

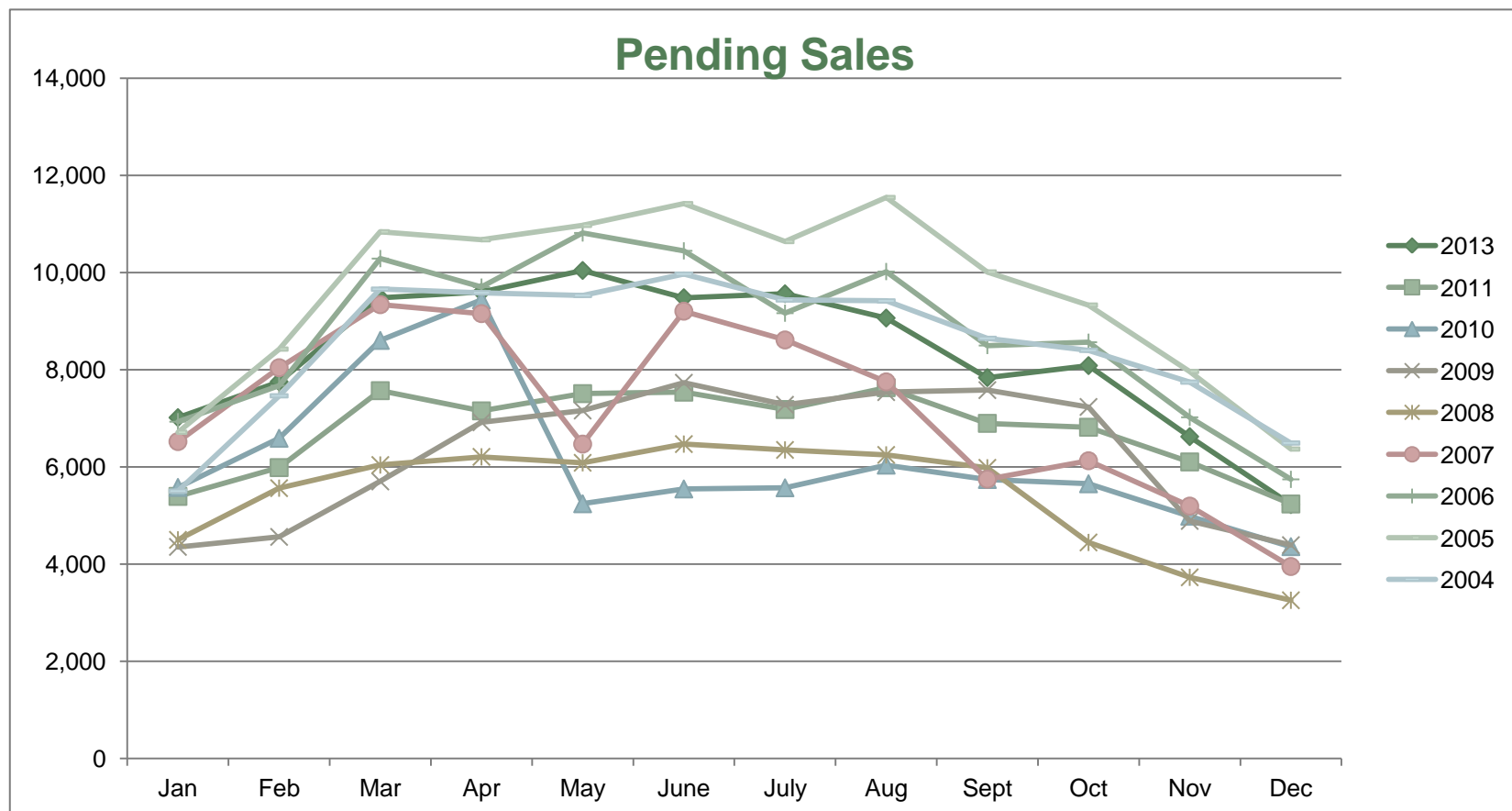
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2013	18,008	18,114	18,500	19,826	21,943	23,581	25,272	26,433	26,014	24,391	22,061	19,214
2012	26,226	25,510	24,883	25,291	26,191	26,545	26,747	26,506	25,476	23,115	21,042	17,718
2011	32,647	32,922	33,444	34,862	36,261	36,871	37,465	36,907	35,254	33,094	30,650	26,639
2010	34,256	36,350	38,716	39,999	41,318	42,940	44,770	44,186	42,153	39,677	36,835	32,171
2009	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152
2008	41,498	43,927	46,358	49,141	51,817	50,143	52,694	50,772	48,665	46,189	43,584	38,089
2007	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	48,969	47,381	44,399	38,440
2006	22,084	22,504	23,533	25,215	27,660	29,856	31,910	33,316	36,786	36,282	33,817	28,307
2005	20,196	20,343	25,047	25,607	21,499	21,871	22,839	23,260	24,336	24,570	23,597	20,595
2004	23,703	23,650	23,971	24,849	25,670	26,464	26,403	25,834	24,965	23,665	21,717	18,312

month with highest volume



PENDING SALES 2013 - Single Family Homes & Condominiums (combined)														
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% all res
King	2,777	3138	3,740	3,809	4,041	3,900	3,788	3,567	3,218	3,306	2,617	1,965	39,866	39.95%
Snoh	1,154	1236	1,576	1,500	1,487	1,488	1,470	1,402	1,150	1,219	1,010	835	15,527	15.56%
Pierce	1,258	1352	1,649	1,671	1,648	1,523	1,541	1,486	1,231	1,324	1,131	901	16,715	16.75%
Kitsap	359	369	435	482	567	463	465	461	352	373	325	256	4,907	4.92%
Mason	68	72	96	84	94	105	115	115	88	91	77	59	1,064	1.07%
Skagit	155	142	207	224	226	202	214	205	174	180	143	132	2,204	2.21%
GrHrbr	60	84	97	93	114	120	134	101	103	109	76	72	1,163	1.17%
Lewis	54	84	107	86	90	111	101	106	91	79	83	73	1,065	1.07%
Cowlitz	94	103	131	114	134	137	117	123	138	114	92	70	1,367	1.37%
Grant	58	58	88	91	92	76	95	80	74	74	52	55	893	0.89%
Thurston	321	352	450	469	482	425	441	410	354	370	302	271	4,647	4.66%
San Juan	24	13	28	16	25	27	39	30	26	22	25	19	294	0.29%
Island	104	126	129	165	199	175	206	157	152	139	112	90	1,754	1.76%
Kittitas	39	56	70	88	66	73	79	80	64	57	63	45	780	0.78%
Jefferson	45	42	49	45	53	55	72	69	55	58	39	31	613	0.61%
Okanogan	20	22	29	24	48	46	36	46	28	34	35	24	392	0.39%
Whatcom	239	256	330	330	398	322	365	348	303	276	236	162	3,565	3.57%
Clark	58	76	75	85	69	49	60	56	37	55	42	35	697	0.70%
Pacific	26	30	41	42	36	39	49	52	41	37	34	31	458	0.46%
Ferry	1	4	2	3	4	3	4	5	2	2	3	1	34	0.03%
Clallam	38	47	72	61	68	57	78	71	59	63	63	36	713	0.71%
Other	64	92	81	118	104	88	96	95	99	104	64	61	1,066	1.07%
TOTAL	7,016	7,754	9,482	9,600	10,045	9,484	9,565	9,065	7,839	8,086	6,624	5,224	99,784	100.00%
% by Q	24.30%			29.19%			26.53%			19.98%				100.00%

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% chg vs prior yr
2013	7,016	7,754	9,482	9,600	10,045	9,484	9,565	9,065	7,839	8,086	6,624	5,224	99,784	6.40%
2012	6,132	7,623	9,126	8,790	9,134	8,577	8,416	8,338	7,494	8,312	6,522	5,314	93,778	15.75%
2011	5,393	5,986	7,570	7,154	7,509	7,539	7,182	7,632	6,897	6,817	6,103	5,237	81,019	10.46%
2010	5,579	6,590	8,605	9,438	5,242	5,547	5,571	6,037	5,741	5,653	4,987	4,359	73,349	-2.64%
2009	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,390	75,336	16.13%
2008	4,499	5,563	6,040	6,208	6,085	6,470	6,350	6,248	5,982	4,445	3,727	3,255	64,872	-24.67%
2007	6,522	8,043	9,340	9,156	6,470	9,206	8,614	7,751	5,748	6,127	5,194	3,950	86,121	-17.89%
2006	6,931	7,673	10,289	9,702	10,817	10,448	9,165	10,022	8,499	8,567	7,022	5,744	104,879	-8.74%
2005	6714	8426	10841	10677	10973	11420	10640	11546	10014	9332	7966	6368	114,917	12.83%
2004	5503	7464	9660	9586	9530	9969	9438	9418	8647	8400	7746	6492	101,853	



PENDING SALES 2013 - Single Family Homes only														% all SFH
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	86,305
King	2,109	2469	2,936	3,053	3,236	3,092	3,010	2,845	2,508	2,579	2,048	1,529	31,414	36.40%
Snoh	950	1034	1,351	1,271	1,255	1,252	1,229	1,156	961	1,008	849	700	13,016	15.08%
Pierce	1,168	1266	1,554	1,558	1,523	1,430	1,432	1,391	1,146	1,245	1,046	824	15,583	18.06%
Kitsap	339	348	411	456	528	438	439	433	336	357	310	242	4,637	5.37%
Mason	68	72	96	84	93	104	115	115	88	91	76	59	1,061	1.23%
Skagit	145	135	198	210	210	193	202	197	167	170	141	128	2,096	2.43%
GrHrbr	57	80	86	91	114	115	130	97	97	107	74	71	1,119	1.30%
Lewis	54	84	107	86	90	111	101	106	91	79	83	73	1,065	1.23%
Cowlitz	92	97	130	112	133	135	116	121	138	114	92	69	1,349	1.56%
Grant	56	56	87	90	91	74	95	80	74	73	52	55	883	1.02%
Thurston	311	342	438	459	466	418	422	396	346	360	294	266	4,518	5.23%
San Juan	23	12	28	14	23	25	37	29	25	18	23	19	276	0.32%
Island	101	120	127	156	191	172	199	152	147	133	108	88	1,694	1.96%
Kittitas	36	53	64	84	62	72	78	74	61	54	59	43	740	0.86%
Jefferson	44	37	40	41	48	49	71	64	53	55	39	26	567	0.66%
Okanogan	19	22	29	24	48	46	36	45	28	34	35	24	390	0.45%
Whatcom	211	228	292	282	349	289	332	294	264	237	198	148	3,124	3.62%
Clark	54	74	73	79	59	47	56	55	31	54	40	33	655	0.76%
Pacific	26	29	41	42	34	36	47	48	37	37	33	27	437	0.51%
Ferry	1	4	2	3	4	3	4	5	2	2	3	1	34	0.04%
Clallam	37	45	69	60	60	54	72	69	56	62	60	34	678	0.79%
Other	55	82	76	110	85	77	86	92	95	97	60	54	969	1.12%
TOTAL	5,956	6,689	8,235	8,365	8,702	8,232	8,309	7,864	6,751	6,966	5,723	4,513	86,305	100.00%

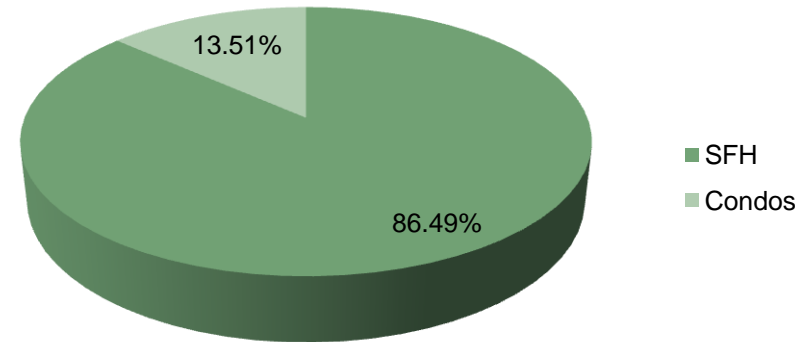
PENDING SALES 2013 - Condominiums only														% all cndo
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	13,479
King	668	669	804	756	805	808	778	722	710	727	569	436	8,452	62.70%
Snoh	204	202	225	229	232	236	241	246	189	211	161	135	2,511	18.63%
Pierce	90	86	95	113	125	93	109	95	85	79	85	77	1,132	8.40%
Kitsap	20	21	24	26	39	25	26	28	16	16	15	14	270	2.00%
Mason	0	0	0	0	1	1	0	0	0	0	1	0	3	0.02%
Skagit	10	7	9	14	16	9	12	8	7	10	2	4	108	0.80%
GrHrbr	3	4	11	2	0	5	4	4	6	2	2	1	44	0.33%
Lewis	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Cowlitz	2	6	1	2	1	2	1	2	0	0	0	1	18	0.13%
Grant	2	2	1	1	1	2	0	0	0	1	0	0	10	0.07%
Thurston	10	10	12	10	16	7	19	14	8	10	8	5	129	0.96%
San Juan	1	1	0	2	2	2	2	1	1	4	2	0	18	0.13%
Island	3	6	2	9	8	3	7	5	5	6	4	2	60	0.45%
Kittitas	3	3	6	4	4	1	1	6	3	3	4	2	40	0.30%
Jefferson	1	5	9	4	5	6	1	5	2	3	0	5	46	0.34%
Okanogan	1	0	0	0	0	0	0	1	0	0	0	0	2	0.01%
Whatcom	28	28	38	48	49	33	33	54	39	39	38	14	441	3.27%
Clark	4	2	2	6	10	2	4	1	6	1	2	2	42	0.31%
Pacific	0	1	0	0	2	3	2	4	4	0	1	4	21	0.16%
Ferry	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Clallam	1	2	3	1	8	3	6	2	3	1	3	2	35	0.26%
Other	9	10	5	8	19	11	10	3	4	7	4	7	97	0.72%
TOTAL	1,060	1,065	1,247	1,235	1,343	1,252	1,256	1,201	1,088	1,120	901	711	13,479	100.00%

SFH = 86,305 of 99,784 pending residential sales (86.5%); Condos = 13,479 of 99,784 pendings (13.5%)

Ratio of SFH to Condos

	SFH	Condos	Total	% SFH	% Condo	Total
King	31,414	8,452	39,866	78.80%	21.20%	100.0%
Snoh	13,016	2,511	15,527	83.83%	16.17%	100.0%
Pierce	15,583	1,132	16,715	93.23%	6.77%	100.0%
Kitsap	4,637	270	4,907	94.50%	5.50%	100.0%
Mason	1,061	3	1,064	99.72%	0.28%	100.0%
Skagit	2,096	108	2,204	95.10%	4.90%	100.0%
GrHrbr	1,119	44	1,163	96.22%	3.78%	100.0%
Lewis	1,065	0	1,065	100.0%	0.00%	100.0%
Cowlitz	1,349	18	1,367	98.68%	1.32%	100.0%
Grant	883	10	893	98.88%	1.12%	100.0%
Thurston	4,518	129	4,647	97.22%	2.78%	100.0%
San Juan	276	18	294	93.88%	6.12%	100.0%
Island	1,694	60	1,754	96.58%	3.42%	100.0%
Kittitas	740	40	780	94.87%	5.13%	100.0%
Jefferson	567	46	613	92.50%	7.50%	100.0%
Okanogan	390	2	392	99.5%	0.51%	100.0%
Whatcom	3,124	441	3,565	87.63%	12.37%	100.0%
Clark	655	42	697	93.97%	6.03%	100.0%
Pacific	437	21	458	95.41%	4.59%	100.0%
Ferry	34	0	34	100.0%	0.00%	100.0%
Clallam	678	35	713	95.09%	4.91%	100.0%
Others	969	97	1,066	90.90%	9.10%	100.0%
TOTAL	86,305	13,479	99,784	86.49%	13.51%	100.0%

Proportion, SFH vs Condos



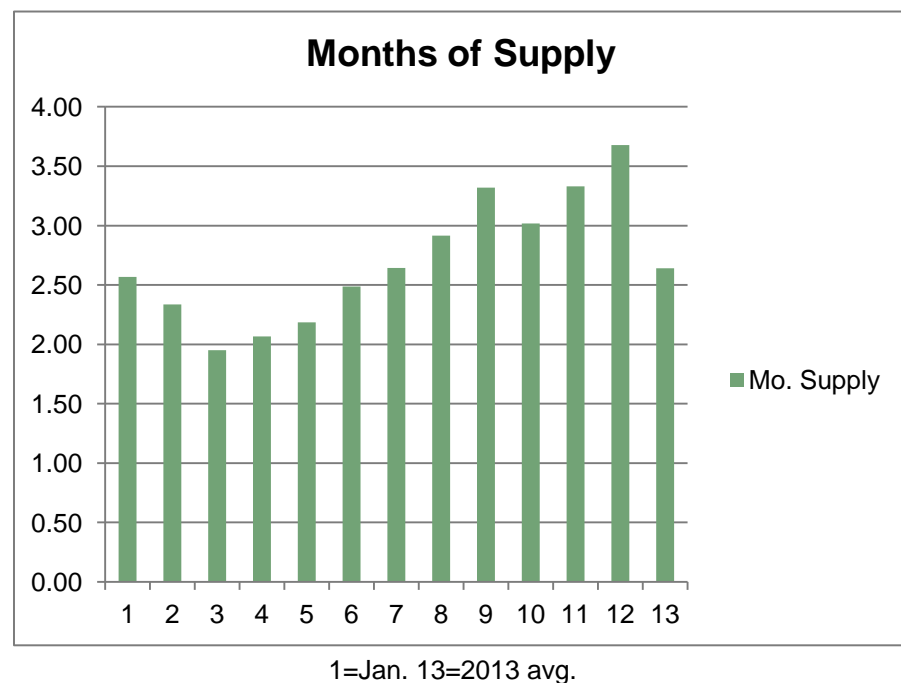
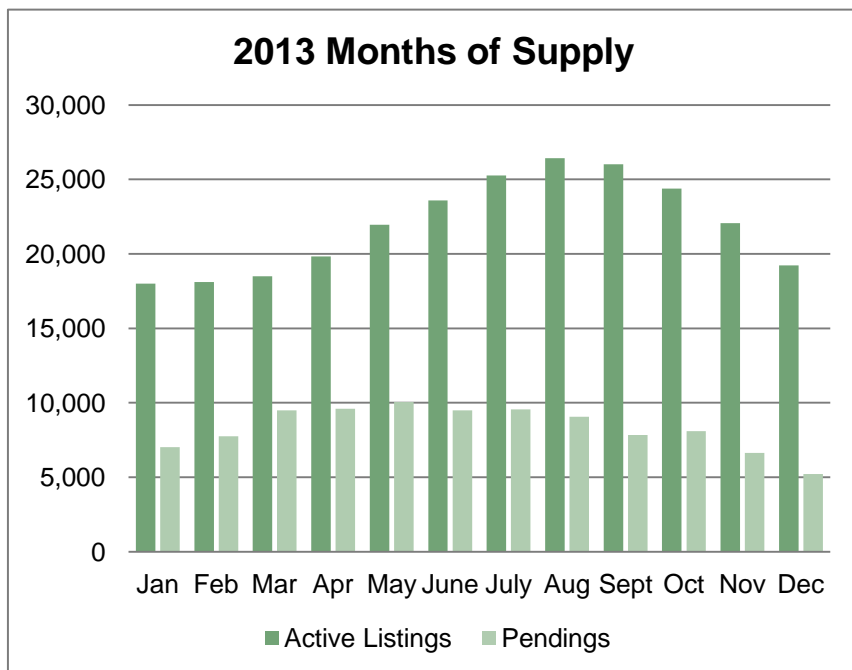
SFH Condos
86.49% 13.51%

Months Supply: Ratio: 2013 Active Listings to Pending Sales - Single Family Homes + Condos (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
King Co													
Active Listings	3,853	3854	3,860	4,146	4,832	5,284	5,728	6,171	6,275	5,799	4,876	4,050	58,728
Pendings	2,777	3138	3,740	3,809	4,041	3,900	3,788	3,567	3,218	3,306	2,617	1,965	39,866
Mo. Supply	1.39	1.23	1.03	1.09	1.20	1.35	1.51	1.73	1.95	1.75	1.86	2.06	1.47
Snohomish													
Active Listings	1,548	1529	1,470	1,530	1,777	2,030	2,359	2,565	2,666	2,629	2,451	2,172	24,726
Pendings	1,154	1236	1,576	1,500	1,487	1,488	1,470	1,402	1,150	1,219	1,010	835	15,527
Mo. Supply	1.34	1.24	0.93	1.02	1.20	1.36	1.60	1.83	2.32	2.16	2.43	2.60	1.59
Pierce													
Active Listings	2,841	2841	2,766	2,835	3,025	3,230	3,495	3,769	3,810	3,571	3,384	3,052	38,619
Pendings	1,258	1352	1,649	1,671	1,648	1,523	1,541	1,486	1,231	1,324	1,131	901	16,715
Mo. Supply	2.26	2.10	1.68	1.70	1.84	2.12	2.27	2.54	3.10	2.70	2.99	3.39	2.31
Kitsap													
Active Listings	1,201	1213	1,287	1,387	1,426	1,479	1,542	1,559	1,524	1,483	1,356	1,187	16,644
Pendings	359	369	435	482	567	463	465	461	352	373	325	256	4,907
Mo. Supply	3.35	3.29	2.96	2.88	2.51	3.19	3.32	3.38	4.33	3.98	4.17	4.64	3.39
4 Co. total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Subttl
Active Listings	9,443	9,437	9,383	9,898	11,060	12,023	13,124	14,064	14,275	13,482	12,067	10,461	138,717
Pendings	5,548	6,095	7,400	7,462	7,743	7,374	7,264	6,916	5,951	6,222	5,083	3,957	77,015
Mo. Supply	1.70	1.55	1.27	1.33	1.43	1.63	1.81	2.03	2.40	2.17	2.37	2.64	1.80
	1.70	1.55	1.27	1.33	1.43	1.63	1.81	2.03	2.40	2.17	2.37	2.64	1.80
Mason Co	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	584	600	629	690	759	803	849	849	796	710	650	571	8,490
Pendings	68	72	96	84	94	105	115	115	88	91	77	59	1,064
Mo. Supply	8.59	8.33	6.55	8.21	8.07	7.65	7.38	7.38	9.05	7.80	8.44	9.68	7.98
Skagit													
Active Listings	626	654	723	758	785	822	855	890	862	796	720	627	9,118
Pendings	155	142	207	224	226	202	214	205	174	180	143	132	2,204
Mo. Supply	4.04	4.61	3.49	3.38	3.47	4.07	4.00	4.34	4.95	4.42	5.03	4.75	4.14
Grays Hrbr													
Active Listings	679	684	717	781	807	827	868	886	820	757	737	661	9,224
Pendings	60	84	97	93	114	120	134	101	103	109	76	72	1,163
Mo. Supply	11.32	8.14	7.39	8.40	7.08	6.89	6.48	8.77	7.96	6.94	9.70	9.18	7.93
Lewis													
Active Listings	555	553	559	632	700	707	744	770	747	696	669	603	7,935
Pendings	54	84	107	86	90	111	101	106	91	79	83	73	1,065
Mo. Supply	10.28	6.58	5.22	7.35	7.78	6.37	7.37	7.26	8.21	8.81	8.06	8.26	7.45

Cowlitz	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	437	408	390	422	455	464	512	519	482	456	434	379	5,358
Pendings	94	103	131	114	134	137	117	123	138	114	92	70	1,367
Mo. Supply	4.65	3.96	2.98	3.70	3.40	3.39	4.38	4.22	3.49	4.00	4.72	5.41	3.92
Grant													
Active Listings	415	437	451	495	547	590	592	572	515	501	487	418	6,020
Pendings	58	58	88	91	92	76	95	80	74	74	52	55	893
Mo. Supply	7.16	7.53	5.13	5.44	5.95	7.76	6.23	7.15	6.96	6.77	9.37	7.60	6.74
Thurston													
Active Listings	1,027	1034	1,056	1,068	1,121	1,208	1,268	1,355	1,320	1,276	1,176	1,062	13,971
Pendings	321	352	450	469	482	425	441	410	354	370	302	271	4,647
Mo. Supply	3.20	2.94	2.35	2.28	2.33	2.84	2.88	3.30	3.73	3.45	3.89	3.92	3.01
San Juan													
Active Listings	249	271	309	368	415	426	444	449	430	389	366	303	4,419
Pendings	24	13	28	16	25	27	39	30	26	22	25	19	294
Mo. Supply	10.38	20.85	11.04	23.00	16.60	15.78	11.38	14.97	16.54	17.68	14.64	15.95	15.03
Island													
Active Listings	581	585	663	754	834	882	899	904	827	757	661	564	8,911
Pendings	104	126	129	165	199	175	206	157	152	139	112	90	1,754
Mo. Supply	5.59	4.64	5.14	4.57	4.19	5.04	4.36	5.76	5.44	5.45	5.90	6.27	5.08
Kittitas													
Active Listings	331	317	345	374	447	469	503	490	489	440	382	324	4,911
Pendings	39	56	70	88	66	73	79	80	64	57	63	45	780
Mo. Supply	8.49	5.66	4.93	4.25	6.77	6.42	6.37	6.13	7.64	7.72	6.06	7.20	6.30
Jefferson													
Active Listings	327	331	353	408	466	501	535	510	481	428	385	328	5,053
Pendings	45	42	49	45	53	55	72	69	55	58	39	31	613
Mo. Supply	7.27	7.88	7.20	9.07	8.79	9.11	7.43	7.39	8.75	7.38	9.87	10.58	8.24
Okanogan													
Active Listings	320	332	344	392	447	474	503	493	503	482	427	376	5,093
Pendings	20	22	29	24	48	46	36	46	28	34	35	24	392
Mo. Supply	16.00	15.09	11.86	16.33	9.31	10.30	13.97	10.72	17.96	14.18	12.20	15.67	
Whatcom													
Active Listings	1,073	1160	1,225	1,303	1,448	1,548	1,641	1,722	1,602	1,440	1,283	1,108	16,553
Pendings	239	256	330	330	398	322	365	348	303	276	236	162	3,565
Mo. Supply	4.49	4.53	3.71	3.95	3.64	4.81	4.50	4.95	5.29	5.22	5.44	6.84	4.64
Clark													
Active Listings	168	131	136	133	149	171	190	199	208	207	216	175	2,083
Pendings	58	76	75	85	69	49	60	56	37	55	42	35	697
Mo. Supply	2.90	1.72	1.81	1.56	2.16	3.49	3.17	3.55	5.62	3.76	5.14	5.00	2.99

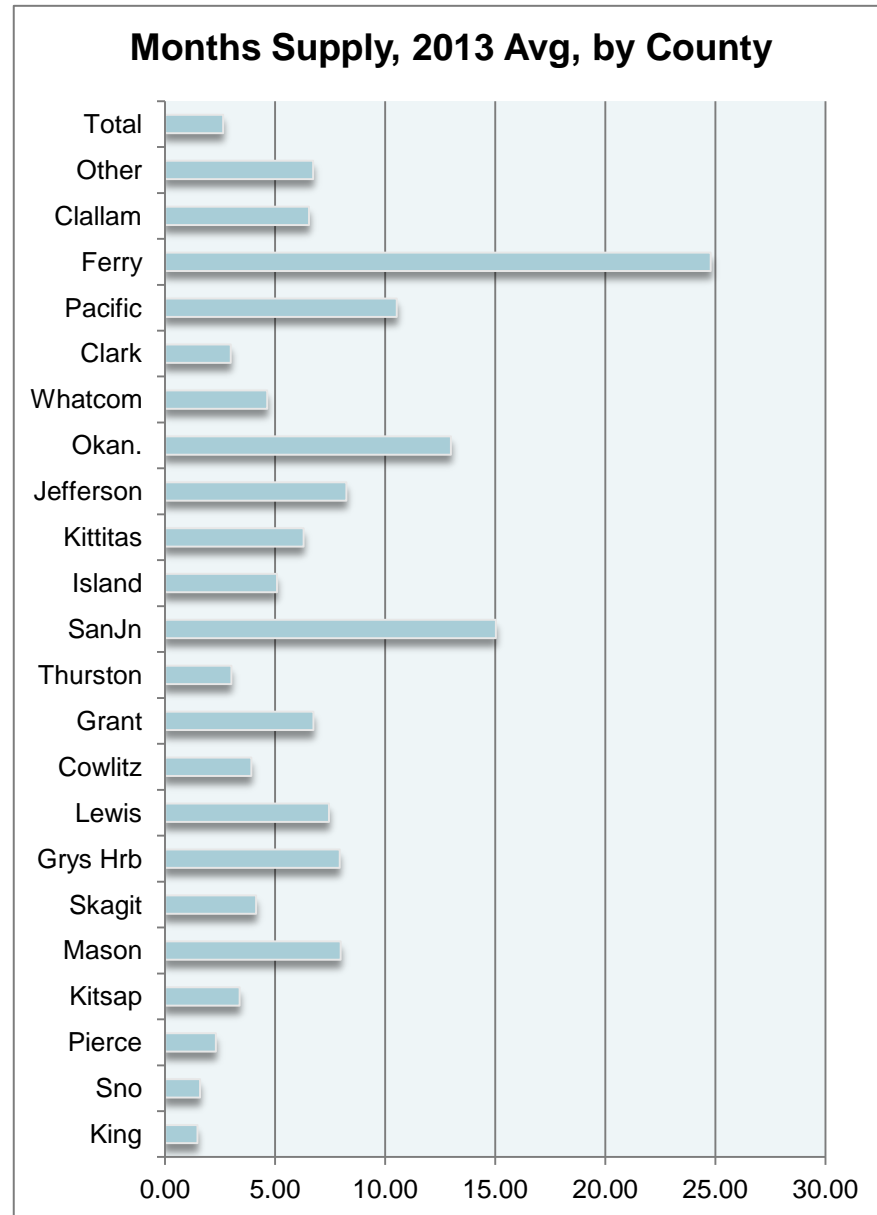
Pacific	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	314	310	337	384	436	469	488	497	459	429	379	321	4,823
Pendings	26	30	41	42	36	39	49	52	41	37	34	31	458
Mo. Supply	12.08	10.33	8.22	9.14	12.11	12.03	9.96	9.56	11.20	11.59	11.15	10.35	10.53
Ferry													
Active Listings	74	69	72	73	76	73	70	69	69	69	64	65	843
Pendings	1	4	2	3	4	3	4	5	2	2	3	1	34
Mo. Supply	74.00	58.00	36.00	24.33	19.00	24.33	17.50	13.80	34.50	34.50	21.33	65.00	24.79
Clallam													
Active Listings	314	324	323	387	415	461	487	481	442	397	325	309	4,665
Pendings	38	47	72	61	68	57	78	71	59	63	63	36	713
Mo. Supply	8.26	6.89	4.49	6.34	6.10	8.09	6.24	6.77	7.49	6.30	5.16	8.58	6.54
Other													
Active Listings	491	477	485	506	576	663	700	714	687	679	633	559	7,170
Pendings	64	92	81	118	104	88	96	95	99	104	64	61	1,066
Mo. Supply	7.67	5.18	5.99	4.29	5.54	7.53	7.29	7.52	6.94	6.53	9.89	9.16	6.73
ALL AREAS	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Active Listings	18,008	18,114	18,500	19,826	21,943	23,581	25,272	26,433	26,014	24,391	22,061	19,214	263,357
Pendings	7,016	7,754	9,482	9,600	10,045	9,484	9,565	9,065	7,839	8,086	6,624	5,224	99,784
Mo. Supply	2.57	2.34	1.95	2.07	2.18	2.49	2.64	2.92	3.32	3.02	3.33	3.68	2.64



RATIOS: PENDING SALES to ACTIVE LISTINGS (Single Family Homes + Condos combined)

	Active Listings	Pendings	Mo.'s Supply		County	Mo.'s Supply
King	58,728	39,866	1.47		King	1.47
Sno	24,726	15,527	1.59		Sno	1.59
Pierce	38,619	16,715	2.31		Pierce	2.31
Kitsap	16,644	4,907	3.39		Kitsap	3.39
Mason	8,490	1,064	7.98		Mason	7.98
Skagit	9,118	2,204	4.14		Skagit	4.14
Grays Hrb	9,224	1,163	7.93		Grys Hrb	7.93
Lewis	7,935	1,065	7.45		Lewis	7.45
Cowlitz	5,358	1,367	3.92		Cowlitz	3.92
Grant	6,020	893	6.74		Grant	6.74
Thurston	13,971	4,647	3.01		Thurston	3.01
San Juan	4,419	294	15.03		SanJn	15.03
Island	8,911	1,754	5.08		Island	5.08
Kittitas	4,911	780	6.30		Kittitas	6.30
Jefferson	5,053	613	8.24		Jefferson	8.24
Okanogan	5,093	392	12.99		Okan.	12.99
Whatcom	16,553	3,565	4.64		Whatcom	4.64
Clark	2,083	697	2.99		Clark	2.99
Pacific	4,823	458	10.53		Pacific	10.53
Ferry	843	34	24.79		Ferry	24.79
Clallam	4,665	713	6.54		Clallam	6.54
Other	7,170	1,066	6.73		Other	6.73
Total	263,357	99,784	2.64		Total	2.64

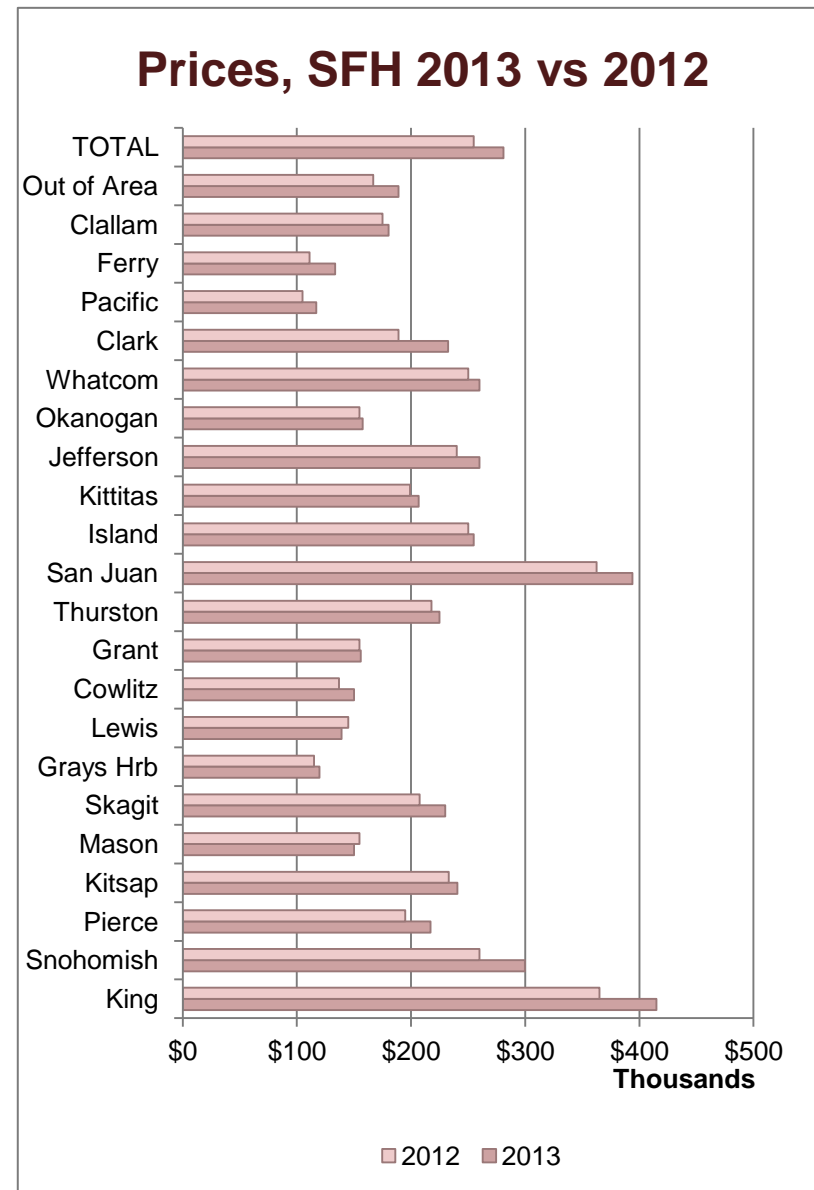
Months supply is an estimate of how long it would take for the entire inventory of active listings to sell at the current pace, assuming no new inventory comes onto the market. Economists consider a supply of 3-to-6 months to be a balanced market, meaning the market favors neither buyers nor sellers.



CLOSED SALES, Single Family Homes (excl. condos) 2013 vs 2012

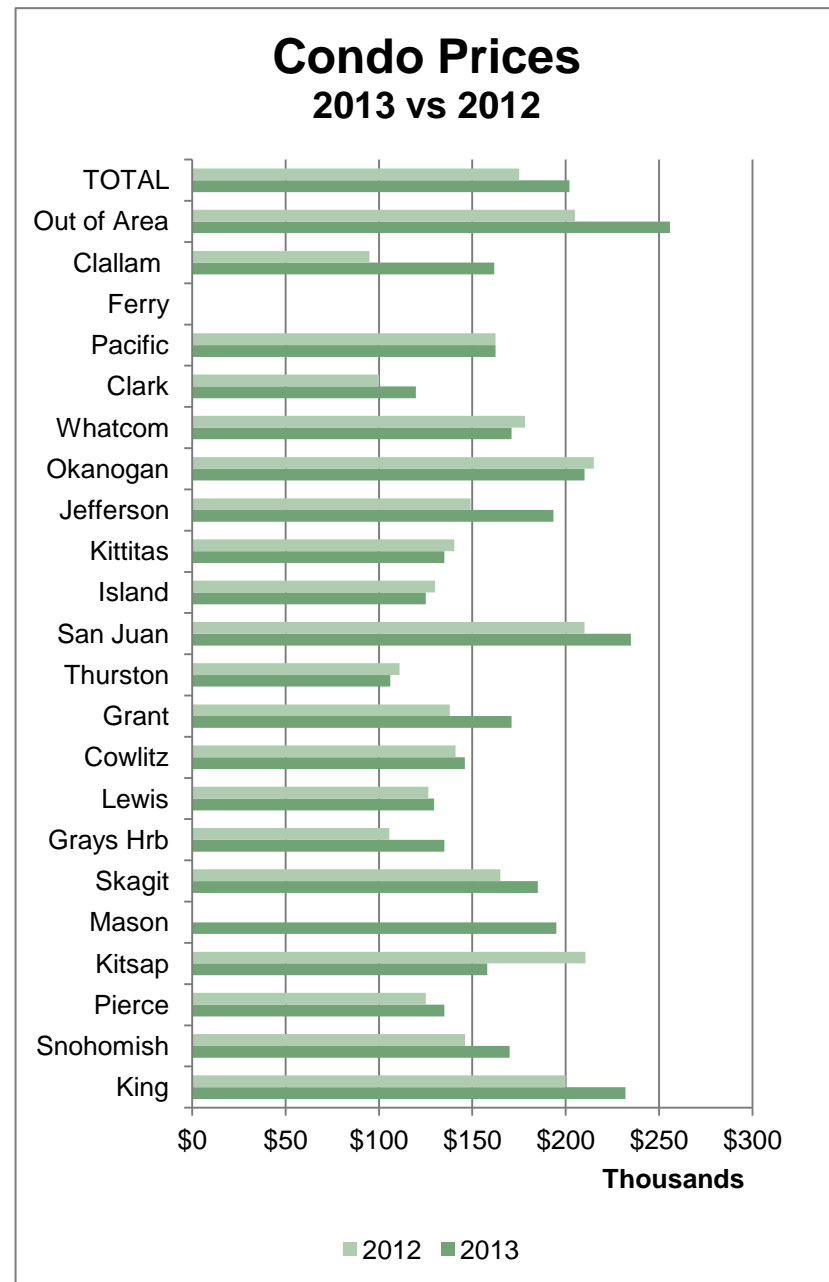
	Median Price			Units		
	2013	2012	% change	2013	2012	% change
King	\$415,000	\$365,000	13.70%	24,693	21,540	14.64%
Snohomish	\$299,735	\$260,000	15.28%	9,799	8,961	9.35%
Pierce	\$217,000	\$195,000	11.28%	10,985	8,967	22.50%
Kitsap	\$240,725	\$233,000	3.32%	3,340	2,692	24.07%
Mason	\$150,000	\$154,900	-3.16%	773	677	14.18%
Skagit	\$230,000	\$207,385	10.90%	1,557	1,204	29.32%
Grays Hrb	\$119,750	\$115,000	4.13%	758	667	13.64%
Lewis	\$139,000	\$145,000	-4.14%	752	596	26.17%
Cowlitz	\$150,000	\$137,000	9.49%	1,009	759	32.94%
Grant	\$156,000	\$154,950	0.68%	680	556	22.30%
Thurston	\$225,000	\$218,000	3.21%	3,328	2,833	17.47%
San Juan	\$394,000	\$362,500	8.69%	206	212	-2.83%
Island	\$255,000	\$250,000	2.00%	1,265	981	28.95%
Kittitas	\$206,750	\$199,000	3.89%	591	482	22.61%
Jefferson	\$260,000	\$240,000	8.33%	454	378	20.11%
Okanogan	\$157,500	\$154,950	1.65%	303	254	19.29%
Whatcom	\$259,900	\$250,000	3.96%	2,403	2,072	15.97%
Clark	\$232,500	\$189,000	23.02%	537	447	20.13%
Pacific	\$117,000	\$105,000	11.43%	317	247	28.34%
Ferry	\$133,500	\$111,000	20.27%	26	22	18.18%
Clallam	\$180,300	\$175,000	3.03%	560	381	46.98%
Out of Area	\$189,000	\$167,000	13.17%	786	771	1.95%
TOTAL	\$281,000	\$255,000	10.20%	65,122	55,699	16.92%

From Dec. reports



CLOSED SALES, Condominiums (excl. SFH) 2013 vs 2012

	Median Price			Units		
	2013	2012	% change	2013	2012	% change
King	\$232,000	\$199,950	16.03%	6,661	5,715	16.55%
Snohomish	\$170,000	\$146,100	16.36%	1,890	1,670	13.17%
Pierce	\$135,000	\$125,000	8.00%	752	621	21.10%
Kitsap	\$157,950	\$210,500	-24.96%	202	163	23.93%
Mason	\$195,000	\$0	0.00%	3	0	0.00%
Skagit	\$185,000	\$165,000	12.12%	90	61	47.54%
Grays Hrb	\$135,000	\$105,500	27.96%	34	31	9.68%
Lewis	\$129,500	\$126,500	2.37%	2	4	-50.00%
Cowlitz	\$146,000	\$140,950	3.58%	13	14	-7.14%
Grant	\$171,000	\$137,975	23.94%	11	10	10.00%
Thurston	\$106,000	\$111,000	-4.50%	94	78	20.51%
San Juan	\$235,000	\$210,000	11.90%	13	11	18.18%
Island	\$125,000	\$130,000	-3.85%	44	37	18.92%
Kittitas	\$135,000	\$140,250	-3.74%	31	28	10.71%
Jefferson	\$193,500	\$149,000	29.87%	38	26	46.15%
Okanogan	\$210,000	\$215,000	-2.33%	1	5	-80.00%
Whatcom	\$171,000	\$178,250	-4.07%	371	328	13.11%
Clark	\$119,750	\$100,000	19.75%	22	30	-26.67%
Pacific	\$162,500	\$162,500	0.00%	14	16	-12.50%
Ferry	\$0	\$0	0.00%	0	0	0.00%
Clallam	\$161,750	\$95,000	70.26%	30	9	233.33%
Out of Area	\$255,900	\$204,900	24.89%	79	68	16.18%
TOTAL	\$202,000	\$175,200	15.30%	10,395	8,925	16.47%

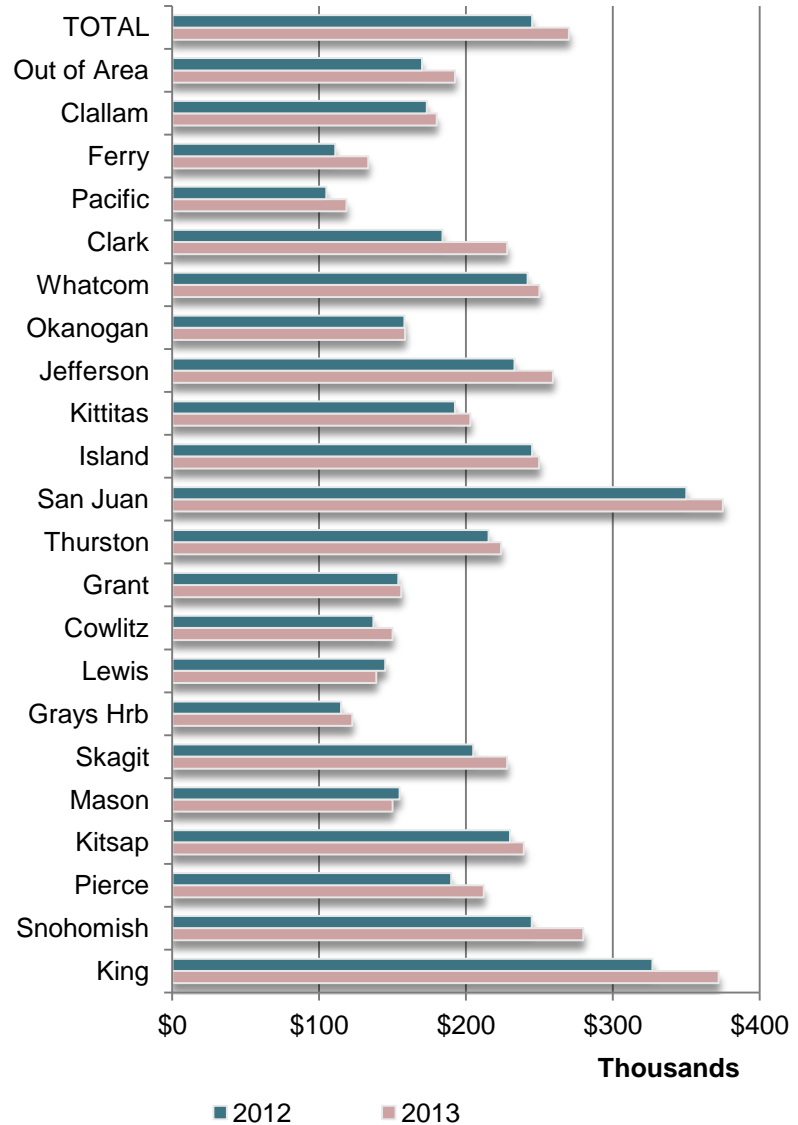


CLOSED SALES, SFH + Condos Combined, 2013 vs 2012

	Median Price			Units		
	2013	2012	% change	2013	2012	% change
King	\$372,000	\$327,000	13.76%	31,354	27,255	15.04%
Snohomish	\$279,950	\$244,900	14.31%	11,689	10,631	9.95%
Pierce	\$212,200	\$190,000	11.68%	11,737	9,588	22.41%
Kitsap	\$239,450	\$230,000	4.11%	3,542	2,855	24.06%
Mason	\$150,000	\$154,900	-3.16%	776	677	14.62%
Skagit	\$228,000	\$205,000	11.22%	1,647	1,265	30.20%
Grays Hrb	\$122,650	\$115,000	6.65%	792	698	13.47%
Lewis	\$139,000	\$145,000	-4.14%	754	600	25.67%
Cowlitz	\$150,000	\$137,000	9.49%	1,022	773	32.21%
Grant	\$156,000	\$154,002	1.30%	691	566	22.08%
Thurston	\$224,000	\$215,500	3.94%	3,422	2,911	17.55%
San Juan	\$375,000	\$350,000	7.14%	219	223	-1.79%
Island	\$249,900	\$245,000	2.00%	1,309	1,018	28.59%
Kittitas	\$203,000	\$192,500	5.45%	622	510	21.96%
Jefferson	\$259,250	\$233,064	11.24%	492	404	21.78%
Okanogan	\$158,500	\$158,000	0.32%	304	259	17.37%
Whatcom	\$250,000	\$241,950	3.33%	2,774	2,400	15.58%
Clark	\$228,000	\$184,000	23.91%	559	477	17.19%
Pacific	\$118,750	\$105,000	13.10%	331	263	25.86%
Ferry	\$133,500	\$111,000	20.27%	26	22	18.18%
Clallam	\$180,000	\$173,400	3.81%	590	390	51.28%
Out of Area	\$192,500	\$170,000	13.24%	865	839	3.10%
TOTAL	\$270,000	\$245,000	10.20%	75,517	64,624	16.86%

Figures for 2013 and 2012 are from Dec. 2013/Y-T-D reports

Prices, SFH + Condos Combined, 2013 vs 2012

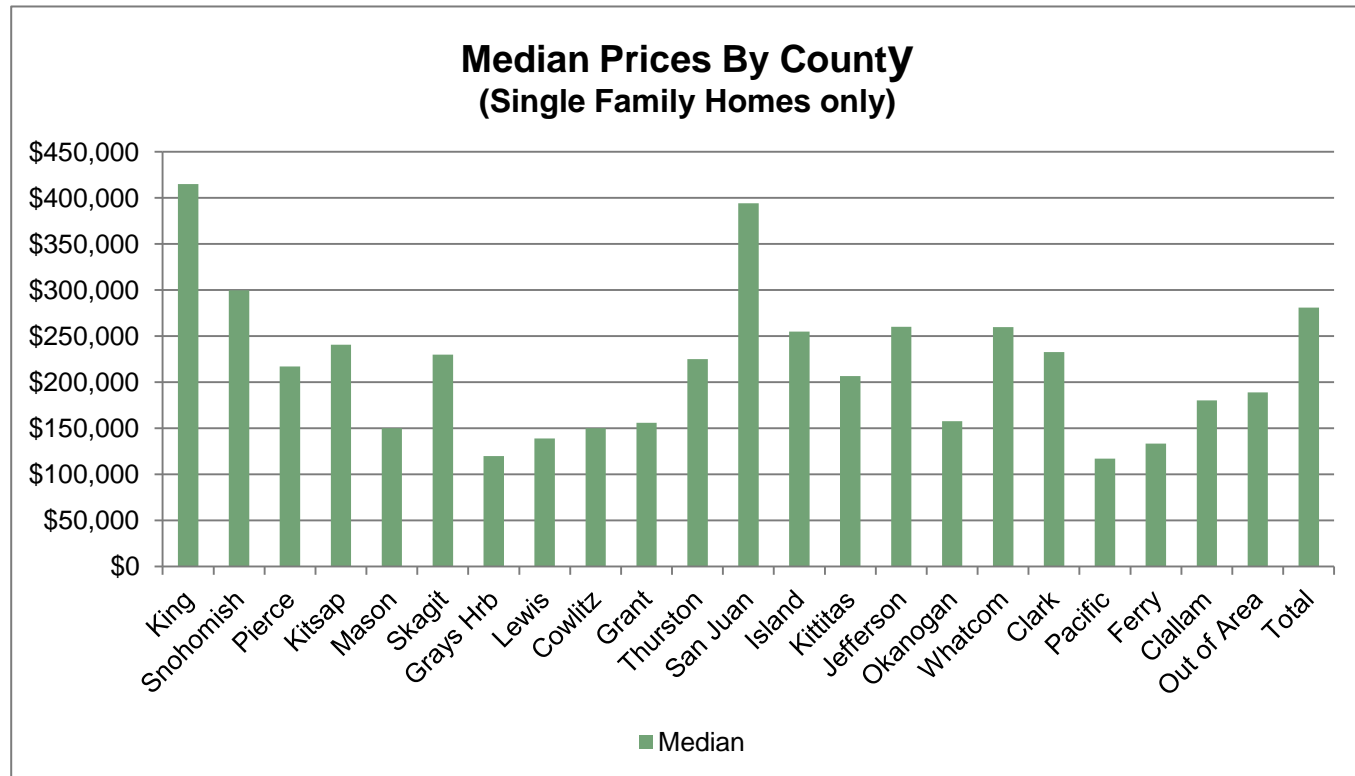


2013 Closed Sales by County, Single Family Homes only (excl. condo)

County	Units	Median	Average	Lowest	Highest
King	24,693	\$415,000	\$494,951	\$11,222	\$9,750,000
Snohomish	9,799	\$299,735	\$321,284	\$10,500	\$3,250,000
Pierce	10,985	\$217,000	\$240,908	\$7,000	\$3,600,000
Kitsap	3,340	\$240,725	\$290,580	\$20,000	\$2,350,000
Subtotal, 4-county region	48,817	\$317,997	\$389,767	\$7,000	\$9,750,000
Mason	773	\$150,000	\$181,760	\$15,000	\$892,800
Skagit	1,557	\$230,000	\$255,928	\$13,500	\$8,000,000
Grays Hrb	758	\$119,750	\$127,043	\$12,000	\$568,500
Lewis	752	\$139,000	\$148,363	\$10,000	\$670,000
Cowlitz	1,009	\$150,000	\$165,040	\$20,000	\$100,000
Grant	680	\$156,000	\$171,861	\$18,000	\$776,000
Thurston	3,328	\$225,000	\$237,280	\$17,000	\$1,300,000
San Juan	206	\$394,000	\$505,852	\$30,000	\$6,000,000
Island	1,265	\$255,000	\$299,123	\$15,000	\$4,250,000
Kittitas	591	\$206,750	\$260,350	\$17,000	\$2,200,000
Jefferson	454	\$260,000	\$282,091	\$30,000	\$1,250,000
Okanogan	303	\$157,500	\$207,632	\$27,000	\$969,500
Whatcom	2,403	\$259,900	\$289,683	\$17,000	\$2,100,000
Clark	537	\$232,500	\$262,067	\$19,000	\$1,999,999
Pacific	317	\$117,000	\$132,126	\$10,000	\$539,000
Ferry	26	\$133,500	\$142,224	\$25,000	\$290,000
Clallam	560	\$180,300	\$203,902	\$16,000	\$970,000
Sub-total, 17 counties, excl Puget Sound region	15,519	\$210,000	\$235,908	\$10,000	\$8,000,000
Out of Area	786	\$189,000	\$233,971	\$17,000	\$3,500,000
TOTAL, all areas	65,122	\$281,000	\$350,340	\$7,000	\$9,750,000

Total Value, sales \$22,814,841,480

County	Median
King	\$415,000
Snohomish	\$299,735
Pierce	\$217,000
Kitsap	\$240,725
Mason	\$150,000
Skagit	\$230,000
Grays Hrb	\$119,750
Lewis	\$139,000
Cowlitz	\$150,000
Grant	\$156,000
Thurston	\$225,000
San Juan	\$394,000
Island	\$255,000
Kittitas	\$206,750
Jefferson	\$260,000
Okanogan	\$157,500
Whatcom	\$259,900
Clark	\$232,500
Pacific	\$117,000
Ferry	\$133,500
Clallam	\$180,300
Out of Area	\$189,000
Total	\$281,000



King County Sub-areas - SFH only					
Sub-area	Units	Median	Avg	Lowest	Highest
SW King	2,684	\$242,000	\$270,062	\$45,105	\$2,500,000
SE King	5,248	\$280,000	\$300,251	\$11,222	\$1,300,000
Seattle	7,356	\$457,000	\$538,703	\$22,000	\$6,500,000
N King	892	\$365,000	\$409,957	\$94,000	\$3,095,000
Eastside	8,357	\$560,855	\$665,743	\$42,500	\$9,750,000
Vashon = #800	156	\$413,500	\$458,760	\$20,000	\$1,375,000

NWMLS map areas, King Co subareas

SW King = NWMLS Map Area 100,110,120,130

SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385,390,700,701,705,710

N. King = #s 715,720 (portion of 610 in King Co incl. in Snoh. stats)

Eastside = #s 500,510,520,530,540,550,560,600

Vashon = #800

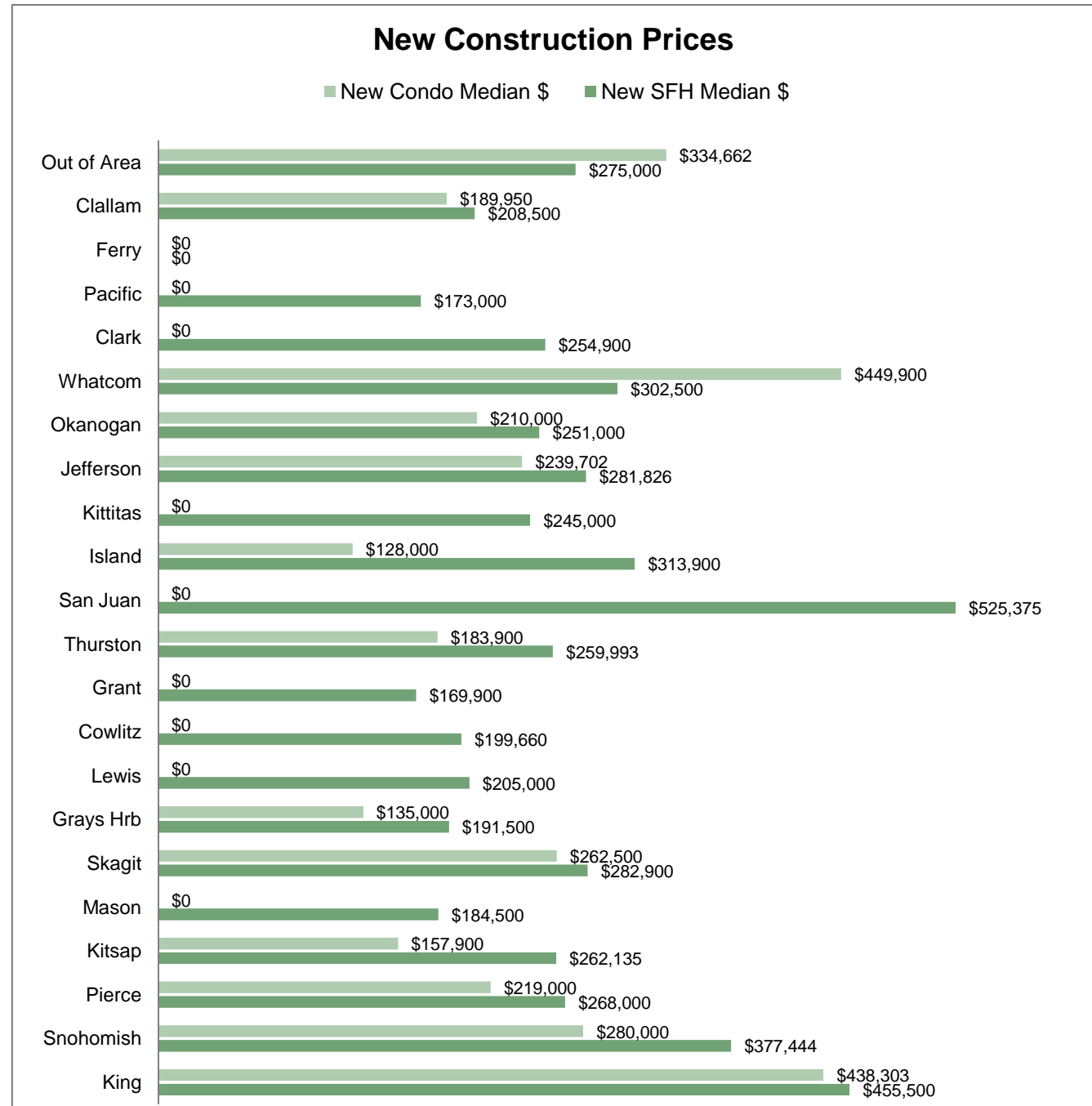
NEW CONSTRUCTION, 2013 Closed Sales by County, Single Family Homes & Condos

SINGLE FAMILY HOMES					
County	Units	Median \$	Avg Price	Lowest	Highest
King	2970	\$455,500	\$535,178	\$126,000	\$5,700,000
Snohomish	1607	\$377,444	\$383,955	\$164,950	\$1,890,000
Pierce	1780	\$268,000	\$289,442	\$65,000	\$1,332,768
Kitsap	401	\$262,135	\$284,655	\$50,000	\$2,050,000
Mason	13	\$184,500	\$218,517	\$124,100	\$484,995
Skagit	169	\$282,900	\$304,337	\$75,000	\$873,700
Grays Hrb	38	\$191,500	\$210,237	\$107,000	\$193,000
Lewis	13	\$205,000	\$201,722	\$178,000	\$219,950
Cowlitz	32	\$199,660	\$220,182	\$166,995	\$460,000
Grant	96	\$169,900	\$186,440	\$126,000	\$335,006
Thurston	764	\$259,993	\$271,266	\$110,000	\$544,000
San Juan	8	\$525,375	\$757,906	\$230,000	\$2,200,000
Island	64	\$313,900	\$319,554	\$65,000	\$545,000
Kittitas	81	\$245,000	\$323,892	\$175,000	\$1,175,000
Jefferson	6	\$281,826	\$275,959	\$154,600	\$375,000
Okanogan	7	\$251,000	\$316,857	\$185,000	\$700,000
Whatcom	195	\$302,500	\$319,007	\$165,000	\$836,000
Clark	14	\$254,900	\$288,721	\$201,000	\$550,000
Pacific	9	\$173,000	\$199,366	\$128,000	\$365,000
Ferry	0	\$0	\$0	\$0	\$0
Clallam	12	\$208,500	\$212,162	\$105,000	\$358,000
Out of Area	19	\$275,000	\$292,484	\$142,000	\$665,000
TOTAL	8,298	\$325,000	\$393,552	\$50,000	\$5,700,000

CONDOMINIUMS					
County	Units	Median \$	Avg Price	Lowest	Highest
King	542	\$438,303	\$576,323	\$115,000	\$6,200,000
Snohomish	177	\$280,000	\$293,659	\$90,000	\$1,078,000
Pierce	33	\$219,000	\$285,422	\$72,500	\$690,000
Kitsap	17	\$157,900	\$236,637	\$154,000	\$455,800
Mason	0	\$0	\$0	\$0	\$0
Skagit	3	\$262,500	\$364,533	\$261,000	\$570,000
Grays Hrb	1	\$135,000	\$135,000	\$135,000	\$135,000
Lewis	0	\$0	\$0	\$0	\$0
Cowlitz	0	\$0	\$0	\$0	\$0
Grant	0	\$0	\$0	\$0	\$0
Thurston	5	\$183,900	\$204,380	\$110,000	\$350,000
San Juan	0	\$0	\$0	\$0	\$0
Island	2	\$128,000	\$128,000	\$117,000	\$139,000
Kittitas	0	\$0	\$0	\$0	\$0
Jefferson	2	\$239,702	\$239,702	\$164,403	\$315,000
Okanogan	1	\$210,000	\$210,000	\$209,500	\$213,000
Whatcom	32	\$449,900	\$472,933	\$108,000	\$1,225,000
Clark	0	\$0	\$0	\$0	\$0
Pacific	0	\$0	\$0	\$0	\$0
Ferry	0	\$0	\$0	\$0	\$0
Clallam	1	\$189,950	\$189,950	\$189,950	\$189,950
Out of Area	30	\$334,662	\$359,559	\$290,000	\$359,559
TOTAL	846	\$350,214	\$481,197	\$90,000	\$6,200,000

County	New SFH Median \$	New Condo Median \$
King	\$455,500	\$438,303
Snohomish	\$377,444	\$280,000
Pierce	\$268,000	\$219,000
Kitsap	\$262,135	\$157,900
Mason	\$184,500	\$0
Skagit	\$282,900	\$262,500
Grays Hrb	\$191,500	\$135,000
Lewis	\$205,000	\$0
Cowlitz	\$199,660	\$0
Grant	\$169,900	\$0
Thurston	\$259,993	\$183,900
San Juan	\$525,375	\$0
Island	\$313,900	\$128,000
Kittitas	\$245,000	\$0
Jefferson	\$281,826	\$239,702
Okanogan	\$251,000	\$210,000
Whatcom	\$302,500	\$449,900
Clark	\$254,900	\$0
Pacific	\$173,000	\$0
Ferry	\$0	\$0
Clallam	\$208,500	\$189,950
Out of Area	\$275,000	\$334,662

All areas	325,000	350,214
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Distribution of Sales by # of Bedrooms - SINGLE FAMILY HOMES only , 2013

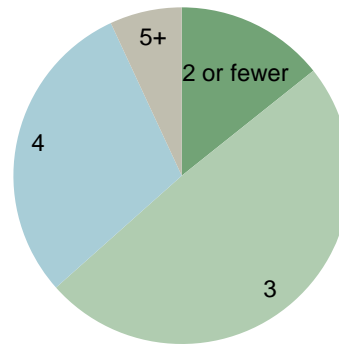
Closed Sales (Single Family homes only) by # of Bedrooms

Single Family	2 or fewer bdrm	% of total (in that co)	3 bdrm	% of total (in that co)	4 bdrm	% of total (in that co)	5+ bdrm	% of total (in that co)	Total
King	2,931	11.90%	10,319	41.89%	8,948	36.32%	2,436	9.89%	24,634
Snoh	820	8.63%	4,811	50.63%	3,209	33.77%	663	6.98%	9,503
Pierce	1,199	10.97%	5,695	52.11%	3,364	30.78%	671	6.14%	10,929
Kitsap	545	16.35%	2,050	61.51%	685	20.55%	53	1.59%	3,333
Mason	295	37.58%	421	53.63%	64	8.15%	5	0.64%	785
Skagit	283	18.16%	909	58.34%	312	20.03%	54	3.47%	1,558
Grays Hrbr	216	22.22%	414	42.59%	117	12.04%	225	23.15%	972
Lewis	204	26.74%	448	58.72%	93	12.19%	18	2.36%	763
Cowlitz	185	18.35%	592	58.73%	202	20.04%	29	2.88%	1,008
Grant	109	15.96%	379	55.49%	170	24.89%	25	3.66%	683
Thurston	407	12.24%	1,895	57.01%	923	27.77%	99	2.98%	3,324
San Juan	93	43.06%	101	46.76%	19	8.80%	3	1.39%	216
Island	412	32.49%	691	54.50%	151	11.91%	14	1.10%	1,268
Kittitas	158	26.51%	332	55.70%	91	15.27%	15	2.52%	596
Jefferson	188	41.23%	240	52.63%	24	5.26%	4	0.88%	456
Okanogan	148	47.90%	124	40.13%	31	10.03%	6	1.94%	309
Whatcom	430	17.93%	1,332	55.55%	523	21.81%	113	4.71%	2,398
Clark	85	16.28%	269	51.53%	148	28.35%	20	3.83%	522
Pacific	153	46.93%	151	46.32%	17	5.21%	5	1.53%	326
Ferry	10	38.46%	15	57.69%	0	0.00%	1	3.85%	26
Clallam	203	35.49%	316	55.24%	44	7.69%	9	1.57%	572
Other	184	29.11%	347	54.91%	79	12.50%	22	3.48%	632
TOTAL	9,258	14.28%	31,851	49.14%	19,214	29.65%	4,490	6.93%	64,813
% of total	14.28%		49.14%		29.65%		6.93%		100.00%

TOTALS

2 or fewer	3	4	5+
9,258	31,851	19,214	4,490

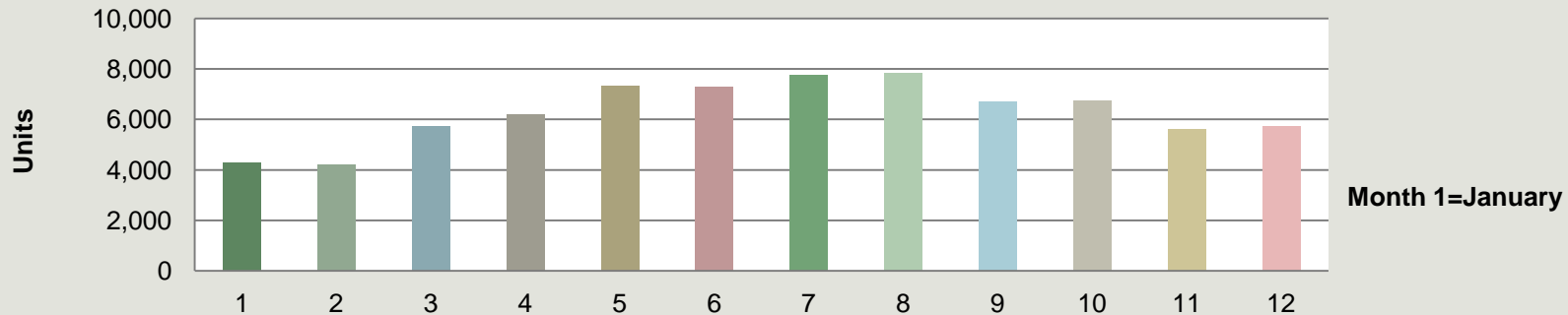
Sales by # of Bdrms



CLOSED SALES - UNITS 2013, Single Family Homes + Condos (combined)

Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
King	1,781	1688	2,376	2,672	3,122	3,046	3,293	3,227	2,802	2,798	2,244	2,305	31,354
Snoh	713	673	932	1,020	1,131	1,159	1,141	1,143	1,032	1,041	833	871	11,689
Pierce	700	714	936	916	1,116	1,118	1,198	1,250	996	1,014	878	901	11,737
Kitsap	183	201	246	281	345	384	385	383	300	328	255	251	3,542
Mason	35	44	64	62	71	60	66	101	71	75	59	68	776
Skagit	81	90	118	125	149	173	170	171	128	150	138	154	1,647
GraysHrb	44	35	48	50	68	66	86	95	77	77	79	67	792
Lewis	48	38	56	68	74	52	79	86	71	54	64	64	754
Cowlitz	54	56	92	80	83	91	113	97	94	107	79	76	1,022
Grant	47	33	44	49	76	69	66	80	72	54	47	54	691
Thurston	189	200	264	270	332	341	340	361	282	302	262	279	3,422
San Juan	10	21	15	16	19	10	19	31	14	25	21	18	219
Island	64	69	80	91	117	124	152	160	129	112	99	112	1,309
Kittitas	25	27	43	49	60	60	62	68	63	60	53	52	622
Jefferson	29	21	40	37	40	45	43	55	57	38	49	38	492
Okanogan	26	10	17	15	28	22	36	32	36	23	25	34	304
Whatcom	142	143	187	212	279	275	323	274	259	280	199	201	2,774
Clark	24	35	63	62	54	59	41	57	47	36	51	30	559
Pacific	13	18	25	25	27	25	32	38	37	31	32	28	331
Ferry	1	0	2	2	5	2	2	3	4	3	2	0	26
Clallam	32	25	39	42	62	53	58	59	57	58	66	39	590
Other	48	64	58	65	91	84	67	70	83	86	81	68	865
TOTAL	4,289	4,205	5,745	6,209	7,349	7,318	7,772	7,841	6,711	6,752	5,616	5,710	75,517

Sales by Month



CLOSED SALES -DOLLAR VOLUME 2013, SFH + Condos (combined)

	Units	Avg Price	\$ Vol
King	31,354	\$451,313	\$14,150,467,802
Snoh	11,689	\$300,761	\$3,515,595,329
Pierce	11,737	\$235,770	\$2,767,232,490
Kitsap	3,542	\$286,267	\$1,013,957,714
Mason	776	\$181,875	\$141,135,000
Skagit	1,647	\$253,690	\$417,827,430
GraysHrb	792	\$128,258	\$101,580,336
Lewis	754	\$148,313	\$111,828,002
Cowlitz	1,022	\$164,861	\$168,487,942
Grant	691	\$171,942	\$118,811,922
Thurston	3,422	\$234,292	\$801,747,224
San Juan	219	\$490,287	\$107,372,853
Island	1,309	\$294,407	\$385,378,763
Kittitas	622	\$255,381	\$158,846,982
Jefferson	492	\$277,208	\$136,386,336
Okanogan	304	\$207,640	\$63,122,560
Whatcom	2,774	\$279,222	\$774,561,828
Clark	559	\$256,244	\$143,240,396
Pacific	331	\$132,762	\$43,944,222
Ferry	26	\$142,224	\$3,697,824
Clallam	590	\$201,871	\$119,103,890
Other	865	\$237,104	\$205,094,960
TOTAL	75,517	\$337,003	\$25,449,455,551
2012	64,624	\$309,079	\$19,973,921,296

Total sales volume 2013 = \$25,449,455,551

Total sales volume 2012 = \$19,973,921,296

% change, 2013 vs 2012 27.41%

SUMMARY OF CONDOMINIUM SALES 2013							
	# Units	% of total	Median	Average	Low	High	\$ value
King	6,661	64.08%	\$232,000	\$289,542	\$25,000	\$6,200,000	\$1,928,639,262
Sno	1,890	18.18%	\$170,000	\$194,358	\$36,000	\$2,795,000	\$367,336,620
Pierce	752	7.23%	\$135,000	\$160,718	\$19,950	\$1,143,447	\$120,859,936
Kitsap	202	1.94%	\$157,950	\$214,948	\$22,000	\$1,000,000	\$43,419,496
Mason	3	0.03%	\$195,000	\$211,333	\$195,000	\$249,000	\$633,999
Skagit	90	0.87%	\$185,000	\$214,952	\$45,000	\$570,000	\$19,345,680
Grays Hrb	34	0.33%	\$135,000	\$155,344	\$27,900	\$370,450	\$5,281,696
Lewis	2	0.02%	\$129,500	\$129,500	\$108,000	\$108,000	\$259,000
Cowlitz	13	0.13%	\$146,000	\$150,954	\$110,000	\$194,500	\$1,962,402
Grant	11	0.11%	\$171,000	\$176,945	\$115,000	\$325,000	\$1,946,395
Thurston	94	0.90%	\$106,000	\$128,493	\$24,299	\$531,375	\$12,078,342
San Juan	13	0.13%	\$235,000	\$243,654	\$45,000	\$850,000	\$3,167,502
Island	44	0.42%	\$125,000	\$158,829	\$55,500	\$320,000	\$6,988,476
Kittitas	31	0.30%	\$135,000	\$160,673	\$69,000	\$530,000	\$4,980,863
Jefferson	38	0.37%	\$193,500	\$218,864	\$95,000	\$347,500	\$8,316,832
Okanogan	1	0.01%	\$210,000	\$210,000	\$185,000	\$213,000	\$210,000
Whatcom	371	3.57%	\$171,000	\$211,462	\$10,000	\$1,225,000	\$78,452,402
Clark	22	0.21%	\$119,750	\$114,103	\$44,000	\$190,000	\$2,510,266
Pacific	14	0.13%	\$162,500	\$147,135	\$48,500	\$275,000	\$2,059,890
Ferry	0	0.00%	\$0	\$0	\$0	\$0	\$0
Clallam	30	0.29%	\$161,750	\$163,952	\$55,000	\$304,500	\$4,918,560
Out of Area	79	0.76%	\$255,900	\$268,278	\$52,500	\$478,000	\$21,193,962
TOTAL	10,395	100.00%	\$202,000	\$253,445	\$19,950	\$6,200,000	\$2,634,560,775

Data from Dec. Area Statistics Report and online surveys; excludes boat moorage slips & storage garages.

Condo sales by # of bedrooms					
	2 or fewer	3	4	5+	All
# units	7,940	2,125	236	11	10,312
Avg price	\$241,274	\$281,056	\$390,981	\$329,718	\$252,992
Median \$	\$189,000	\$235,000	\$306,000	\$330,000	\$202,000
Lowest	\$10,000	\$24,299	\$50,000	\$230,000	\$10,000
Highest	*\$6,200,000	\$3,789,500	\$4,500,000	\$435,000	\$6,200,000

77% of all condos sold during 2013 had 2 or fewer bedrooms

* # bedrooms not specified on this downtown Seattle penthouse.

SUMMARY OF CONDOMINIUM SALES IN KING COUNTY 2013							
SP=\$1+; Areas = map areas +King Co							
	# Units	% of total	Median	Average	Low	High	\$ value
SW King	527	7.91%	\$99,000	\$124,607	\$28,000	\$530,000	\$65,667,889
SE King	766	11.50%	\$115,000	\$126,477	\$25,300	\$427,500	\$96,881,382
Seattle	2,481	37.25%	\$283,750	\$345,275	\$225,000	\$6,200,000	\$856,627,275
N King	150	2.25%	\$165,600	\$190,453	\$25,000	\$650,000	\$28,567,950
Eastside	2,641	39.65%	\$262,000	\$322,812	\$35,000	\$4,750,000	\$852,546,492
Vashon	1	0.02%	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Total*	6,661	98.57%	\$232,000	\$289,542	\$25,000	\$6,200,000	\$1,928,639,262

Sub-area figures are from Area Market Survey

*Totals are from Dec. Area Statistics Report

SW King = NWMLS Map Area 100,110,120,130
SE King = #s 300,310,320,330,340,350,360
Seattle = #s 140,380,385,390,700, 701, 705, 710

N. King = #s 715,720 +610 (in King Co)
Eastside = #s 500,510,520,530,540,550,560,600
Vashon = #800

HIGH END PROPERTY SALES, BY COUNTY, 2013							
SFH	MLS Map Area	Description	SFH, Sales Price ≥\$1 mil +	Condos	MLS Map Area	Description	Condominiums, \$500,000-plus
King Co	100, 110, 120, 130	SW King Co	10	King Co	100, 110, 120, 130	SW King Co	2
	300, 310, 320, 330, 340, 350, 360	SE King Co	7		300, 310, 320, 330, 340, 350, 360	SE King Co	0
	140, 380, 385, 390, 700, 701, 705, 710	Seattle	479		140, 380, 385, 390, 700, 701, 705, 710	Seattle	336
	715, 720, 610	North King Co	21		715, 720	North King Co	6
	500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)	906		500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co)	296
	800	Vashon	3		800	Vashon	0
		TOTAL - King Co	1426			TOTAL - King Co	640
		Snoh	50			Snohomish	33
		Pierce	28			Pierce	21
		Kitsap	47			Kitsap	12
		Mason	0			Mason	0
		Skagit	6			Skagit	2
		Grays Harbor	0			Grays Harbor	0
		Lewis	0			Lewis	0
		Cowlitz	1			Cowlitz	0
		Grant	0			Grant	0
		Thurston	2			Thurston	1
		San Juan	19			San Juan	1
		Island	12			Island	0
		Kittitas	6			Kittitas	1
		Jefferson	1			Jefferson	0
		Okanogan	0			Okanogan	0
		Whatcom	15			Whatcom	20
		Clark	1			Clark	0
		Pacific	0			Pacific	0
		Ferry	0			Ferry	0
		Clallam	0			Clallam	0
		Out of area	7			Out of area	1
		TOTAL - 21 Counties*	1,621			TOTAL - 21 Counties*	732

2012 1,116 45.20%

2012 623

17.50%

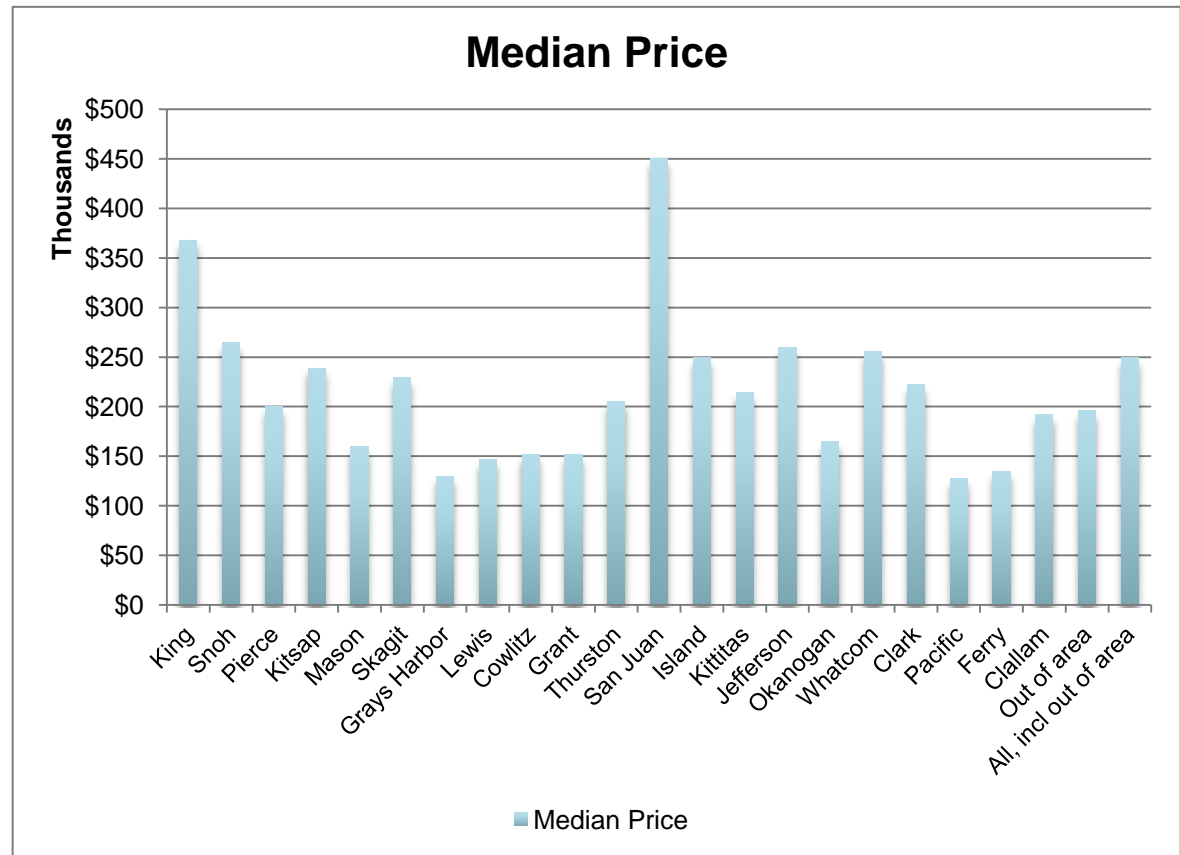
Of 1,621 million-dollar-plus sales of **SFH**, Map Area 520 (Bellevue/West of 405) had highest volume with **237**. Other leaders of million dollar-plus sales of single family homes were area 390-Central Seattle with 193, area 510-Mercer Island with 166, area 540-East of Lake Sammam. with 122 and area 560-Kirkland/Bridle Trails with 121 sales. The highest priced single family homes that sold during 2013 were in Medina that sold for \$9.75 million and a home in Hunts Point that sold for \$8.3 million.

Among high-end **condo** sales (\$500,000-plus), there were 180 sales in Bellevue west of I-405; 171 sales in area 701 (Belltown/downtown Seattle), followed by 85 sales in area 560-Kirkland/Bridle Trails, and 61 sales in area 390-Central Seattle. The high-end condo sales included 137 units that sold for \$1 million or more, topped by a penthouse at Escala in downtown Seattle that sold for \$6.2 million and a penthouse in Kirkland at Water's Edge that sold for \$4.75 million.

COMPARISON OF PRICES FOR 3 BEDROOM HOMES BY COUNTY

Closed Sales Single Family Homes only (excl. condo)

	Median Price	# Units
King	\$368,000	10,319
Snoh	\$265,000	4,811
Pierce	\$199,950	5,695
Kitsap	\$239,000	2,049
Mason	\$160,000	421
Skagit	\$228,950	909
Grays Harbor	\$130,000	414
Lewis	\$147,000	448
Cowlitz	\$152,000	592
Grant	\$152,200	380
Thurston	\$205,000	1,895
San Juan	\$450,000	101
Island	\$250,000	691
Kittitas	\$214,345	332
Jefferson	\$260,000	240
Okanogan	\$165,000	124
Whatcom	\$255,625	1,332
Clark	\$222,200	269
Pacific	\$128,000	151
Ferry	\$135,000	15
Clallam	\$191,750	316
Out of area	\$195,750	394
All, incl out of area	\$250,000	31,898



from online Area Market Surveys & Stat Generator of 21 counties in NWMLS service area.

Comparison of Average Prices, Puget Sound (Wash.) Area Since 1990 *(charts revised 1/19/14)*

Average Prices (Closed Sales – Residential & Condominium)

(year-to-date figures, from December statistical reports); avg prices are used because YTD median prices were not compiled until 2003.)

YEAR	King	Snohomish	Pierce*
1989**	\$134,567	\$117,640	\$109,901
1990	\$166,270	\$142,536	\$129,277
1991	\$169,033	\$144,063	\$132,540
1992	\$172,550	\$149,084	\$140,494
1993	\$174,722	\$152,673	\$143,089
1994	\$182,351	\$158,910	\$143,216
1995	\$189,980	\$160,936	\$145,106
1996	\$197,372	\$163,613	\$146,836
1997	\$213,821	\$172,517	\$149,895
1998	\$239,839	\$189,818	\$152,553
1999	\$265,111	\$198,249	\$157,330
2000	\$287,851	\$212,097	\$173,036
2001	\$295,240	\$222,077	\$174,536
2002	\$311,285	\$233,082	\$197,317
2003	\$323,004	\$243,408	\$198,948
2004	\$356,954	\$272,221	\$234,936
2005	\$407,718	\$308,664	\$265,687
2006	\$462,562	\$354,631	\$300,884
2007	\$497,855	\$383,004	\$311,339
2008	\$481,242	\$355,628	\$284,277
2009	\$425,319	\$311,018	\$250,232
2010	\$430,409	\$292,556	\$241,429
2011	\$392,185	\$255,364	\$213,466
2012	\$405,610	\$265,920	\$216,286
2013	\$451,313	\$300,761	\$235,770
\$ change since 2000	\$163,462	\$88,664	\$62,734

% Change, year over year			
YEAR	King	Snohomish	Pierce
1989 (base)	\$134,567	\$117,640	\$109,901
1990	23.56%	21.16%	17.63%
1991	1.66%	1.07%	2.52%
1992	2.08%	3.49%	6.00%
1993	1.26%	2.41%	1.85%
1994	4.37%	4.09%	0.09%
1995	4.18%	1.27%	1.32%
1996	3.89%	1.66%	1.19%
1997	8.33%	5.44%	2.08%
1998	12.17%	10.03%	1.77%
1999	10.54%	4.44%	3.13%
2000	8.58%	6.99%	9.98%
2001	2.57%	4.71%	0.87%
2002	5.43%	4.96%	13.05%
2003	3.76%	4.43%	0.83%
2004	10.51%	11.84%	18.09%
2005	14.22%	13.39%	13.09%
2006	13.45%	14.89%	13.25%
2007	7.63%	8.00%	3.47%
2008	-3.34%	-7.15%	-8.69%
2009	-11.62%	-12.54%	-11.98%
2010	1.20%	-5.94%	-3.52%
2011	-8.88%	-12.71%	-11.58%
2012	3.42%	4.13%	1.32%
2013	11.27%	13.10%	9.01%
% change since 2000	56.79%	41.80%	36.25%

Notes:

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.)

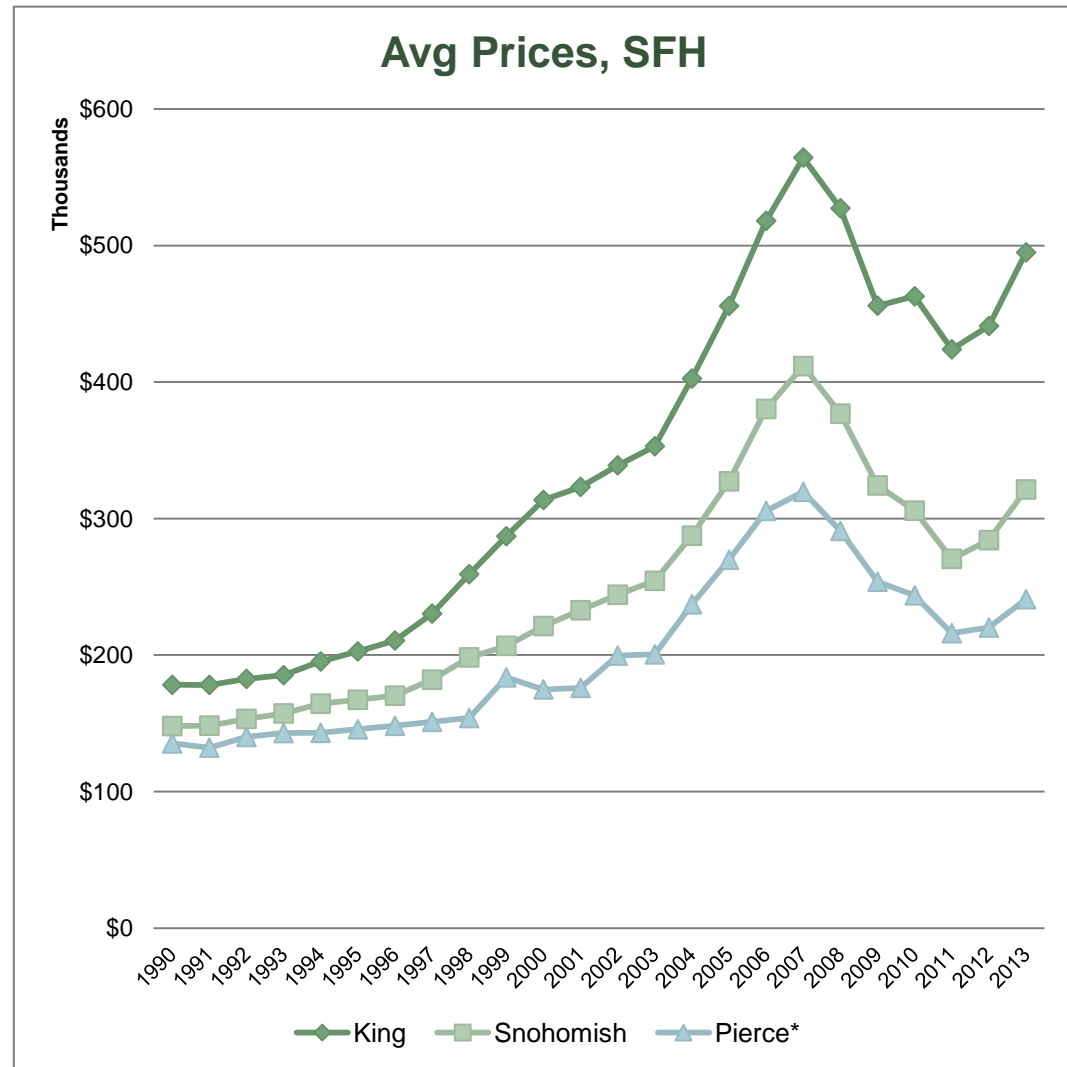
** figures from Dec. 1990 report

Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

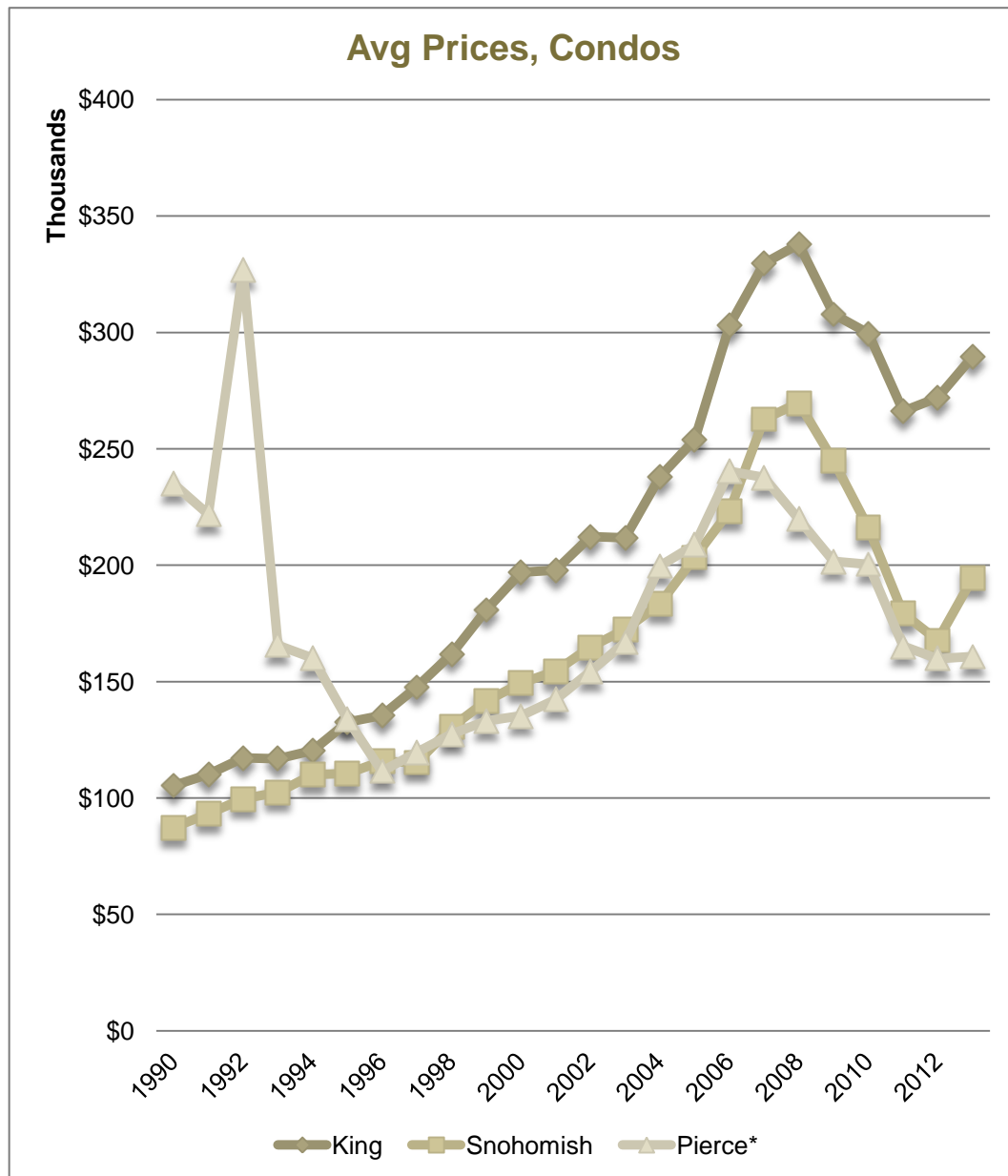
Average Prices - Closed Sales

Residential/Single Family only

	King	Snohomish	Pierce*
1990	\$178,187	\$147,958	\$135,292
1991	\$178,146	\$148,287	132,221
1992	\$182,542	\$153,243	140,027
1993	\$185,272	\$157,252	142,860
1994	\$195,296	\$164,431	143,047
1995	\$202,639	\$167,253	145,626
1996	\$210,673	\$170,257	148,211
1997	\$230,345	\$182,003	151,129
1998	\$259,237	\$198,288	153,906
1999	\$287,075	\$206,756	183,668
2000	\$313,623	\$221,287	174,840
2001	\$323,183	\$232,842	175,972
2002	\$338,969	\$244,192	199,645
2003	\$352,956	\$254,382	200,523
2004	\$402,556	\$287,437	237,215
2005	\$455,774	\$327,259	269,840
2006	\$518,108	\$380,295	305,660
2007	\$564,468	\$411,694	\$319,626
2008	\$527,322	\$376,821	\$290,939
2009	\$455,950	\$324,294	\$253,771
2010	\$462,809	\$305,792	\$243,793
2011	\$423,951	\$270,504	\$216,019
2012	\$441,059	\$284,228	\$220,193
2013	\$494,951	\$321,284	\$240,908



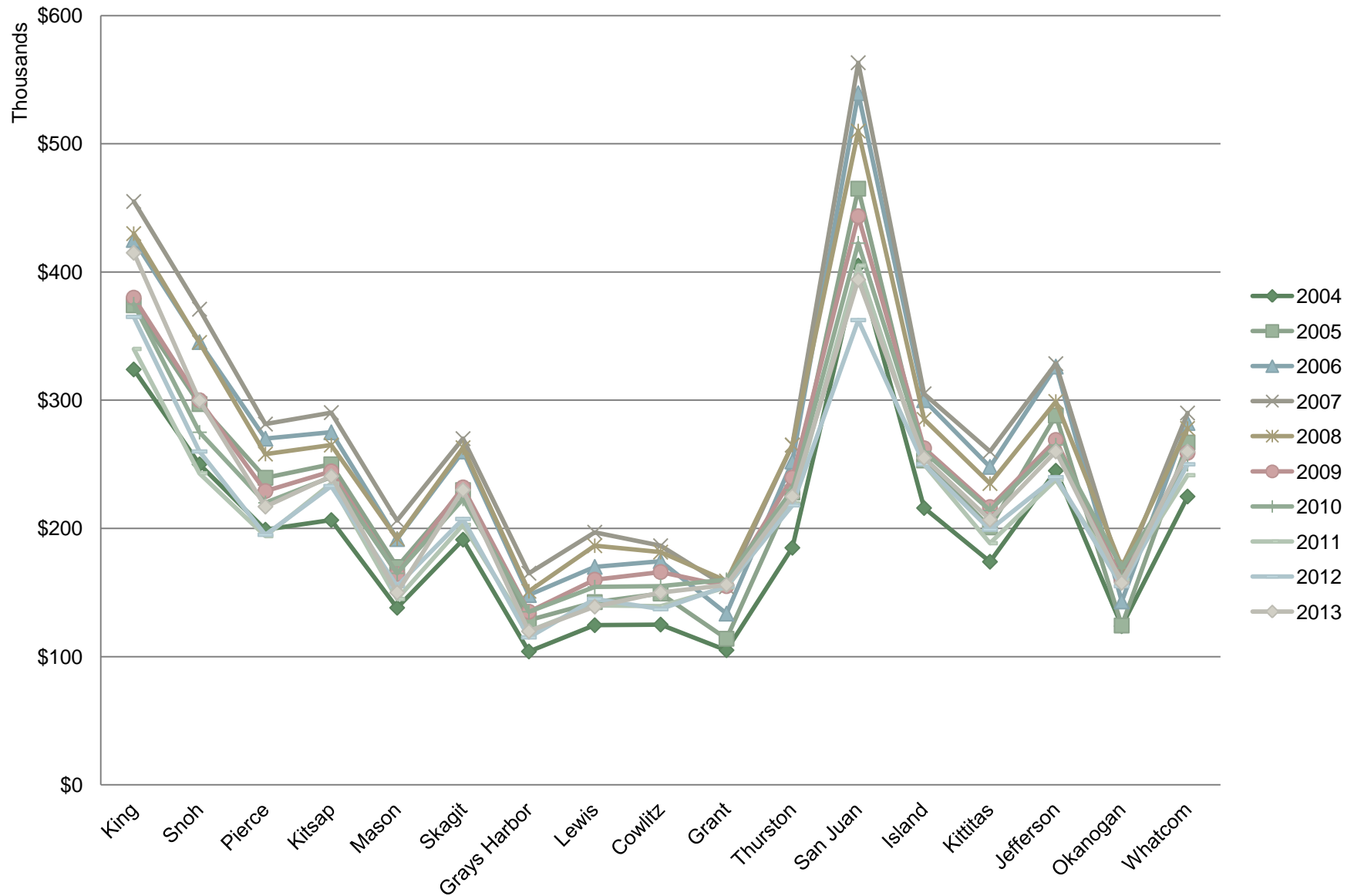
Condominiums only			
	King	Snohomish	Pierce*
1990	\$105,314	\$87,327	\$235,000
1991	\$110,193	\$93,255	\$221,833
1992	\$117,162	\$99,638	\$326,666
1993	\$116,836	\$102,454	\$165,655
1994	\$120,402	\$109,983	\$160,120
1995	\$132,612	\$110,559	\$133,701
1996	\$135,391	\$115,821	\$111,465
1997	\$147,630	\$115,174	\$119,549
1998	\$161,864	\$130,411	\$127,446
1999	\$180,786	\$141,552	\$133,024
2000	\$196,959	\$149,406	\$135,265
2001	\$197,821	\$154,449	\$142,303
2002	\$212,220	\$164,773	\$154,294
2003	\$211,776	\$172,399	\$166,821
2004	\$238,028	\$183,463	\$199,640
2005	\$253,987	\$203,346	\$208,808
2006	\$303,077	\$223,286	\$240,277
2007	\$329,627	\$262,719	\$237,670
2008	\$337,938	\$269,668	\$219,773
2009	\$307,827	\$244,751	\$201,608
2010	\$299,580	\$216,111	\$200,396
2011	\$266,107	\$179,212	\$165,160
2012	\$272,001	\$167,679	\$159,879
2013	\$289,542	\$194,358	\$160,718



COMPARISON OF MEDIAN PRICES, SINGLE FAMILY HOMES, SINCE 2004

County	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	% chg since 2004	% chg vs 2012
King	\$324,000	\$374,000	\$425,000	\$455,000	\$429,950	\$380,000	\$375,000	\$340,000	\$365,000	\$415,000	28.09%	13.70%
Snoh	\$250,000	\$297,000	\$345,369	\$371,000	\$345,000	\$299,950	\$275,000	\$243,000	\$260,000	\$299,735	19.89%	15.28%
Pierce	\$199,000	\$239,500	\$270,000	\$281,400	\$258,000	\$229,160	\$219,950	\$194,000	\$195,000	\$217,000	9.05%	11.28%
Kitsap	\$206,500	\$250,000	\$275,000	\$290,342	\$265,000	\$244,499	\$240,000	\$235,000	\$233,000	\$240,725	16.57%	3.32%
Mason	\$138,100	\$169,900	\$191,700	\$206,250	\$191,950	\$164,400	\$165,000	\$145,000	\$154,900	\$150,000	8.62%	-3.16%
Skagit	\$191,200	\$229,900	\$260,000	\$270,000	\$262,953	\$232,000	\$223,000	\$202,750	\$207,385	\$230,000	20.29%	10.90%
Grays Harbor	\$104,000	\$128,350	\$148,000	\$165,000	\$151,000	\$135,000	\$135,000	\$120,000	\$115,000	\$119,750	15.14%	4.13%
Lewis	\$124,500	\$142,500	\$170,000	\$197,000	\$186,500	\$160,000	\$154,301	\$139,900	\$145,000	\$139,000	11.65%	-4.14%
Cowlitz	\$125,000	\$149,200	\$174,500	\$186,450	\$181,500	\$166,000	\$155,000	\$139,450	\$137,000	\$150,000	20.00%	9.49%
Grant	\$105,000	\$113,920	\$133,540	\$154,500	\$159,000	\$155,000	\$160,000	\$154,080	\$154,950	\$156,000	48.57%	0.68%
Thurston	\$184,900	\$227,950	\$252,200	\$265,000	\$265,000	\$239,635	\$229,995	\$219,500	\$218,000	\$225,000	21.69%	3.21%
San Juan	\$405,000	\$465,000	\$539,500	\$563,250	\$510,000	\$443,500	\$422,500	\$405,000	\$362,500	\$394,000	-2.72%	8.69%
Island	\$215,900	\$253,000	\$300,000	\$305,000	\$285,000	\$262,523	\$259,950	\$249,900	\$250,000	\$255,000	18.11%	2.00%
Kittitas	\$174,000	\$200,800	\$248,000	\$260,000	\$235,000	\$216,650	\$214,000	\$188,500	\$199,000	\$206,750	18.82%	3.89%
Jefferson	\$245,000	\$288,000	\$326,250	\$328,500	\$299,000	\$269,000	\$265,000	\$238,000	\$240,000	\$260,000	6.12%	8.33%
Okanogan	\$123,750	\$124,250	\$143,000	\$162,950	\$170,000	\$159,000	\$169,000	\$160,000	\$154,950	\$157,500	27.27%	1.65%
Whatcom	\$224,900	\$267,000	\$282,250	\$290,000	\$278,000	\$259,000	\$250,000	\$241,500	\$250,000	\$259,900	15.56%	3.96%
Clark			\$269,900	\$275,000	\$255,000	\$217,000	\$210,000	\$190,000	\$189,000	\$232,500	n/a	23.02%
Pacific			\$159,000	\$180,000	\$165,000	\$150,000	\$127,950	\$120,000	\$105,000	\$117,000	n/a	11.43%
Ferry						\$158,225	\$140,000	\$155,000	\$111,000	\$133,500	n/a	20.27%
Clallam						\$185,000	\$210,000	\$185,000	\$175,000	\$180,300	n/a	3.03%
Out of Area		\$221,200	\$239,000	\$195,000	\$188,950	\$199,999	\$175,000	\$170,000	\$167,000	\$189,000	n/a	13.17%
TOTAL	\$249,500	\$285,500	\$323,000	\$342,000	\$316,000	\$280,000	\$269,950	\$243,470	\$255,000	\$281,000	n/a	10.20%

Median Prices Since 2004



COMPARISON OF SINGLE FAMILY HOME PRICES BY SCHOOL DISTRICT (by request)

based on Closed Sales (SFH only) from NWMLS online survey (AMS) - Jan. 1 - Dec. 31, 2013

COUNTY	DISTRICT	MEDIAN	AVERAGE	LOWEST	HIGHEST	# SOLD
King	Auburn School District	\$255,290	\$265,294	\$11,222	\$1,300,000	1,235
King	Bellevue School District	\$650,000	\$878,342	\$250,000	\$9,750,000	1,387
Pierce	Bethel School District	\$204,950	\$206,983	\$22,000	\$657,000	1,861
Kitsap	Central Kitsap School District	\$229,950	\$254,109	\$47,000	\$1,795,000	700
Pierce	Clover Park School District	\$210,000	\$250,949	\$38,500	\$1,903,000	333
Snoh.	Edmonds School District	\$334,000	\$372,808	\$71,400	\$2,450,000	1,661
Snoh.	Everett School District	\$300,000	\$312,734	\$35,000	\$917,000	1,844
King	Federal Way School District	\$249,925	\$272,375	\$45,105	\$1,650,000	1,210
King	Highline School District	\$242,000	\$282,025	\$73,164	\$2,500,000	1,081
King	Issaquah School District	\$580,000	\$631,148	\$125,000	\$4,036,000	1,817
King	Kent School District	\$279,925	\$286,026	\$40,000	\$1,199,000	1,734
King	Lake Washington School District	\$574,833	\$631,302	\$169,000	\$5,150,000	2,736
Snoh.	Marysville School District	\$227,000	\$232,617	\$10,850	\$725,000	918
Snoh.	Mukilteo School District	\$345,200	\$390,293	\$73,501	\$1,700,000	793
Thurston	North Thurston Public Schools	\$221,000	\$238,104	\$42,725	\$716,000	1,169
Snoh.	Northshore School District	\$432,000	\$454,201	\$83,500	\$1,950,000	1,899
Pierce	Puyallup School District	\$244,000	\$254,039	\$40,000	\$1,125,000	1,717
King	Renton School District	\$320,000	\$354,013	\$29,550	\$1,810,000	1,395
King	Seattle Public Schools	\$451,100	\$531,384	\$22,000	\$6,500,000	7,404
Pierce	Tacoma School District	\$165,000	\$193,624	\$24,000	\$1,930,000	2,760

Additional Requests

King	Mercer Island School District	\$965,000	\$1,221,420	\$380,000	\$5,900,000	354
Kitsap	Bainbridge Island School District	\$525,000	\$597,995	\$90,000	\$2,350,000	414
Kitsap	Bremerton School District	\$157,900	\$165,313	\$20,000	\$604,000	572
Kitsap	Central Kitsap School District	\$229,950	\$254,109	\$47,000	\$1,795,000	700
Kitsap	North Kitsap School District	\$283,915	\$312,095	\$32,000	\$1,850,000	743
Kitsap	South Kitsap School District	\$225,000	\$237,051	\$24,500	\$975,000	886
Whatcom	Bellingham School District	\$287,000	\$332,570	\$70,000	\$2,100,000	1123
Thurston	Olympia School District	\$244,325	\$264,338	\$45,000	\$1,300,000	768
King	Shoreline School District	\$365,000	\$411,757	\$94,000	\$3,095,000	823

Editors: To request other districts contact Cheri Brennan, cheri4pr@sprynet.com or 425.957-0654